



Meadow Road,
Beeston Rylands, Nottingham
NG9 1JN

£545,000 Freehold



Following an extensive refurbishment and redevelopment, we are delighted to offer this unique property to the market, comprising an 8 bed, 8 bath fully licensed HMO, together with two additional self contained one-bedroom bungalows.

Situated in this sought-after residential location, readily accessible for a variety of local shops and amenities including; transport links such as the train station, bus routes and NET tram, Beeston Town Centre, Boots head office, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal and rare opportunity for a range of potential purchasers, in particular investors.



Porch

Entrance door and secondary door leading to the entrance hall.

Entrance Hall

With a radiator, stairs to the first floor, and doors to the kitchen living diner, and two bedrooms.

Bedroom One

A carpeted double bedroom with UPVC double glazed bay window to the front, radiator and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, tiled splashbacks, WC, laminate flooring, wall mounted heated towel rail, and extractor fan.

Bedroom Two

14'2" x 13'9" (4.32m x 4.21m)

A carpeted double bedroom with UPVC double glazed window to the side, radiator, and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, tiled splashbacks, WC, laminate flooring, wall mounted heated towel rail, and extractor fan.

Kitchen Living Diner

23'9" x 12'11" (7.26m x 3.94m)

With a mix of tiled and laminate flooring, a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, a Range cooker with seven gas burner hob with extractor fan over, tiled splashbacks, large American style fridge freezer, washing machine and tumble dryer, additional fridge freezer, integrated dishwasher, breakfast bar, useful under stairs storage cupboard, radiator, UPVC double glazed door to the side.

First Floor Landing

Stairs to the second floor, large storage cupboard housing the hot water cylinder, a loft hatch, and doors to four-bedrooms and two shower rooms.

Bedroom Three

13'10" x 13'0" (4.23m x 3.97m)

A carpeted double bedroom with UPVC double glazed window to the side, and radiator.

Bedroom Four

10'10" x 9'3" (3.32m x 2.84m)

A carpeted double bedroom with UPVC double glazed window to the front and side, radiator and door the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, tiled splashbacks, WC, laminate flooring, wall mounted heated towel rail, and extractor fan.

Bedroom Five

13'5" x 7'5" (4.1m x 2.28m)

A carpeted bedroom with electric radiator, and UPVC double glazed window to the front.

Bedroom Six

12'8" x 12'1" (3.87m x 3.69m)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, built-in storage cupboard and door the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, laminate flooring, wall mounted heated towel rail, and extractor fan.

Shower Room

Incorporating a three-piece suite comprising: shower cubicle, wash-hand basin inset to vanity unit, WC, laminate flooring, tiled splashbacks, UPVC double glazed window to the side, wall-mounted heated towel rail, extractor fan, and spotlights to ceiling.

Shower Room

Incorporating a three-piece suite comprising: shower cubicle, pedestal wash-hand basin, WC, laminate flooring, tiled splashbacks, UPVC double glazed window to the side, wall-mounted heated towel rail, extractor fan, and spotlights to ceiling.

Second Floor Landing

With a Velux window and doors to Bedroom Seven and Eight, and a sliding door the shower room.

Shower Room

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled splashbacks, wall-mounted heated towel rail, and extractor fan.

Bedroom Seven

13'0" x 10'11" (3.97m x 3.33m)

A carpeted double bedroom with electric heater, and UPVC double glazed window to the side.

Bedroom Eight

A carpeted double bedroom with electric heater and UPVC double glazed window to the front.

En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, laminate flooring, wall mounted heated towel rail, and extractor fan.

Outside

Outside the property benefits from a new blocked paved driveway, lawned areas, and a footpath to the entrance door to the main house, back door of the main house, and two new self contained bungalows.

Two New One Bedroom Bungalow

- Newly built and internal fit out due for completion early December
 - EV chargers and driveway parking
 - Separate utilities
 - Target income of £900pcm per unit, excluding bills
 - Higher target income if used as short term lets. At 50% occupancy, £90 per night, £1368pcm per unit
- Total target income, £81,360 - £92,592 per annum.

Auction Details

Auction Details - Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit & Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

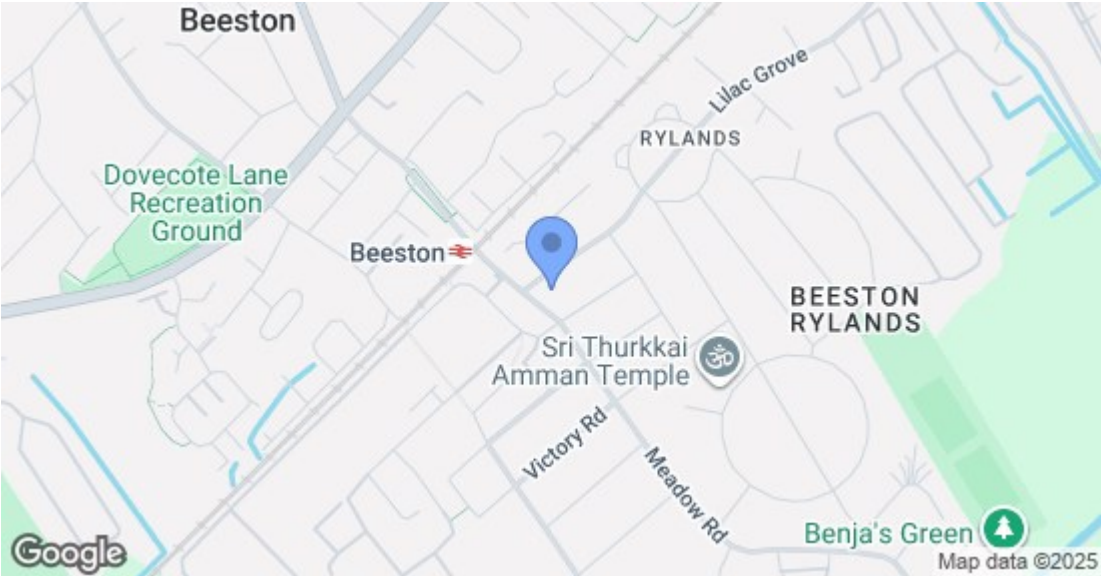
Guide Price and Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.