



Flat 1, Flat 2, Flat 3,  
Foxhall Road  
Nottingham  
NF7 6LH

**£350,000 Freehold**



A Victorian house converted into three self-contained flats.

Offering an excellent investment opportunity comprising: the Freehold of the building and a ground floor, two bedroom flat with cellar below, first floor one bedroom flat, and second floor one bedroom flat.

The property is being sold with tenants In situ in Flat 3 and Flat 2. Flat 1 was recently vacated and is currently marketed. Once occupied the rental income is expected to be £28,140 per annum.

All the properties have been well-maintained and upgraded by the current vendor, benefitting from replacement combination boilers, within the last two years, and general upgrading throughout.

Occupying a sought after and central Nottingham location, convenient the city centre, excellent transport links, and wide range of other facilities.



### Entrance

A recess porch shelters a wooden entrance door which leads to the shared hallway and stairs cases up to floors one and two.

### Flat Three

Hallway, radiator, stairs down to cellar.

### Sitting Room

17'10" x 13'6" (5.44m x 4.13m )

UPVC double glazed bay window and radiator.

### Bedroom One

15'1" x 11'11" (4.60m x 3.64m )

Two UPVC double glazed windows and radiator.

### Bedroom Two

14'0" x 12'0" (4.27m x 3.67m )

UPVC double glazed window and radiator.

### Kitchen

10'9" x 9'11" (3.28m x 3.04m )

Fitted wall and base units, work surfacing with tiled splashback, inset gas hob, electric oven, single sink and drainer, plumbing for a washing machine, UPVC double glazed window, extractor and radiator.

### Rear Hallway

With door to the exterior, and cupboard housing the 'Baxi' boiler.

### Bathroom

Three piece suite comprising: low level WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, radiator, extractor fan, and UPVC double glazed window.

### Flat Two - First Floor

A hallway, radiator, UPVC double glazed window.

### Sitting Room

17'11" x 11'11" (5.47m x 3.64m )

UPVC double glazed bay window and radiator.

### Kitchen

13'11" x 5'11" (4.26m x 1.82m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine, and UPVC double glazed window.

### Bedroom

14'10" x 8'3" (4.53m x 2.54m )

UPVC double glazed window and radiator.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with 'Triton' shower over, part tiled walls, radiator, UPVC double glazed window, and cupboard housing the 'Baxi' boiler.

### Flat One - Second Floor

With storage cupboard housing the 'Baxi' boiler.

### Sitting Room

14'0" x 10'1" plus door recess (4.29m x 3.09m plus door recess )  
UPVC double glazed window and radiator.

### Kitchen

10'4" x 7'10" (3.16m x 2.41m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, 'Beko' gas cooker with air filter above, plumbing for a washing machine, and UPVC double glazed window.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with 'Mira' shower over, part tiled wall, radiator and UPVC double glazed window.

### Bedroom

15'0" x 8'9" (4.58m x 2.69m )

UPVC double glazed window and radiator.

### Outside

To the front the property has hedge boundaries and path to the front door. Gated access leads along the side of the property to the rear, where there is a yard area, and further area of garden.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

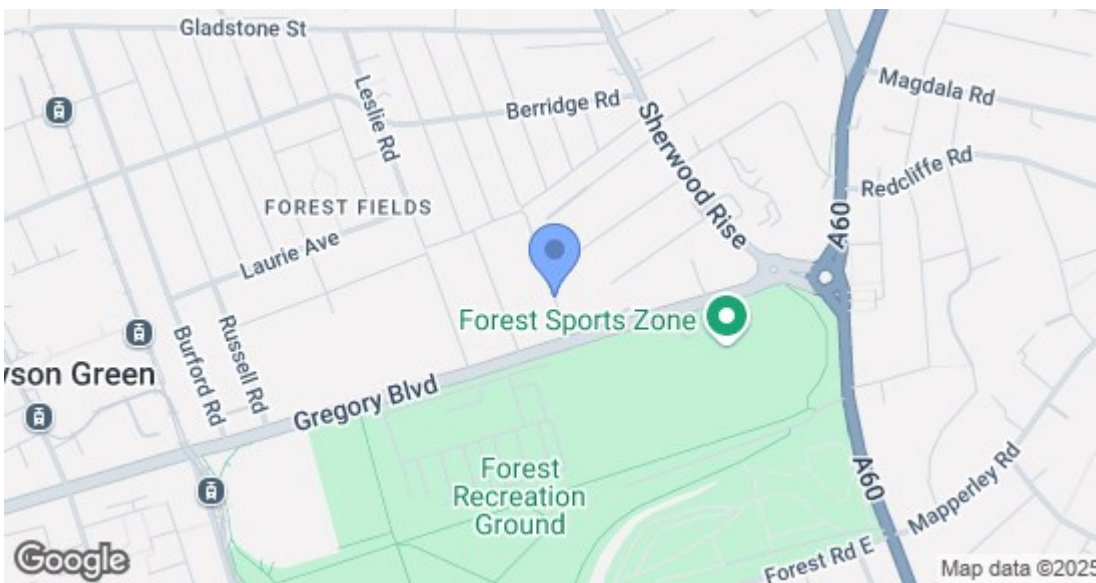
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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