



**Kenilworth Court,  
The Park, Nottingham  
NG7 1FZ**

**£425,000 Freehold**



A Three- Bedroom, Three Storey Town House Currently used as a HMO with Four Lettable Rooms and the Benefit of No Upward Chain.

This property is considered an ideal opportunity for a wide range of potential purchasers including investors who would like to continue generating a healthy rental yield, or young professionals and families looking to be within a central location.

Situated in a sought-after location within walking distance to Nottingham City Centre with the benefit of a variety of local amenities including shops, schools, supermarkets, and restaurants. There are tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre. Nottingham train station is also just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, Utility Room, WC, and Study to the ground floor. Rising to the first floor is the Kitchen, open plan Lounge/Diner and Bedroom One. Then on the second floor are three further bedrooms, one with en-suite and the bathroom.

The front of the property is paved with access to driveway, leading to the integral garage. To the rear is a low maintenance, paved courtyard seating area and steps up to a grassed area. There is a staircase to an elevated BBQ area with a view of the castle

With the benefit of double glazing and a tidy interior throughout, this property is well worthy of an early internal viewing



#### Entrance Hall

Entrance door through to spacious entrance hall with radiator and access to the garage.

#### Utility Room

9'8" x 6'5" (2.97m x 1.98m)

Wall and base units with work surfaces over inset sink with drainer. Space and fittings for freestanding appliances to include Fridge/Freezer, washing machine and dryer.

#### WC

WC and wash hand basin

#### Study/Store Room

8'11" x 8'11" (2.74m x 2.74m )

#### First Floor Landing

#### Kitchen

10'0" x 8'5" (3.07m x 2.57)

Wall, base and draw units with work surfaces over inset sink with drainer. Integrated appliances to include oven and hob with extractor fan and dishwasher. Window to the front and side aspect.

#### Open Plan Lounge/Diner

23'1" x 10'11" (7.04m x 3.33m)

Carpeted room, with two radiators and patio doors to the paved seating area at the rear. There is a balcony area to the front.

#### Bedroom One

12'11" x 9'4" (3.94m x 2.87m )

Carpeted room, with radiator and patios doors leading to the paved seating area.

#### Second Floor Landing

#### Bedroom Two

12'7" x 9'6" (3.84m x 2.9m)

Carpeted room, with radiator and window to the rear aspect.

#### Bedroom Three

14'0" x 12'4" (4.27m x 3.78m)

Carpeted room, with radiator and two windows to the rear aspect. Access to the en-suite.

#### En-Suite

Walk in shower, with wash hand basin and low flush WC

#### Bedroom Four

10'2" x 8'5" (3.1m x 2.57m)

Carpeted, with radiator and window to the front aspect.

#### Bathroom

Suite to include bath, walk in shower cubicle, wash hand basin, WC and bidet.

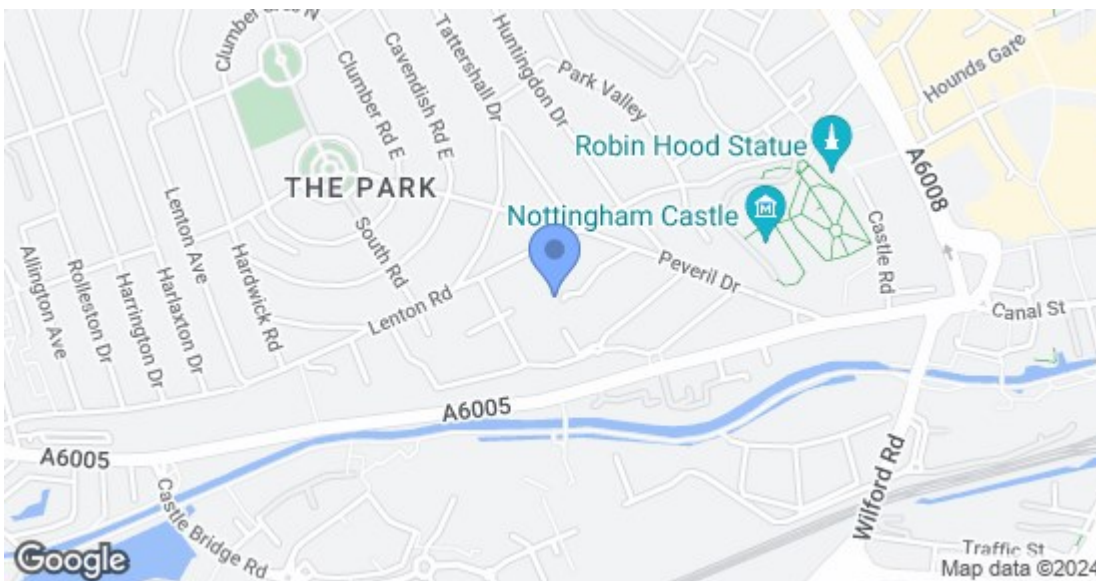
#### Outside

The front of the property is paved with access to driveway, leading to the integral garage. To the rear is a low maintenance, paved courtyard seating area and steps up to a grassed area. There is a staircase to an elevated BBQ area with a view of the castle

#### Council Tax Band

Nottingham City Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(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	

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.