



**Burford Road
Forest Fields, Nottingham NG7 6AX**

**A FIVE BEDROOM HMO PROPERTY
SITUATED IN FOREST FIELDS,
NOTTINGHAM.**

Asking Price £280,000 Freehold



Robert Ellis Estate Agents are delighted to offer the market this FIVE BEDROOM TERRACE PROPERTY situated in Forest Fields, Nottingham. This home CURRENTLY HAS A HMO LICENCE so would be perfect investment for a buy to let landlord.

Each of the five generously sized bedrooms offers ample space, making it suitable for individual tenants to enjoy. The property features a fully equipped kitchen with plenty of storage and a comfortable communal living area, providing the perfect setting for socializing or relaxing after a long day. There are also two bathrooms, ensuring convenience for all occupants.

Located near local shops, supermarkets, cafes, and restaurants, this property offers easy access to everything Nottingham has to offer. With excellent transport links nearby, tenants can easily commute to the city centre, universities, and other key areas. Additionally, the property is within walking distance of parks, gyms, and healthcare facilities.

This HMO combines convenience and comfort in a prime Nottingham location. Book a viewing today to secure your spot in this highly sought-after property!



Entrance Hallway

UPVC door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Alarm control panel. Staircase leading up to the first floor landing and down to bedroom 2. Internal doors leading into living dining kitchen and bedroom 1.

Living Dining Kitchen

22'9" x 21'2" approx (6.94 x 6.46 approx)

3 x Double glazed windows to the side and rear elevations. Double glazed door to the side elevation leading out to the enclosed rear courtyard garden. Carpeted and tiled flooring. 2 x Wall mounted radiators. Tiled splashbacks. A range of wall, base and drawers units with worksurface over. Sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring induction hob with built-in extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine or dishwasher. Combination boiler.

Bedroom 1

11'10" x 7'8" approx (3.63 x 2.36 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Bedroom 2

11'8" x 9'2" approx (3.57 x 2.81 approx)

Double glazed door to the front elevation with staircase leading up to the front of the property. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

First Floor Landing

Carpeted flooring. Staircase leading up to bedroom 5. Internal doors leading into bedroom 3, 4, family bathroom and family shower room.

Bedroom 3

11'5" x 8'8" approx (3.49 x 2.66 approx)

2 x Double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Bedroom 4

11'11" x 8'5" approx (3.64 x 2.57 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Family Bathroom

5'0" x 6'10" approx (1.53 x 2.10 approx)

Double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted heated towel rail. Loft access hatch. 3 piece suite comprising of a bath with a dual heat tap and space and point for an electric shower above, vanity hand wash basin with dual heat tap and a WC.

Family Shower Room

3'10" x 7'1" approx (1.17 x 2.16 approx)

Lino flooring. Tiled splashbacks. Extractor fan. 3 piece suite comprising of a walk-in shower cubicle with an electric shower, hand wash basin with hot and cold taps and a WC.

Bedroom 5

11'5" x 12'11" approx (3.48 x 3.95 approx)

3 x Velux roof windows. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Front of Property

To the front of the property there a courtyard garden with block paved patio area, brick walls to the border and on road parking.

Rear of Property

To the rear of the property there is an enclosed rear courtyard garden with block paved patio area, brick walls to the borders and gated access to rear alleyway.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

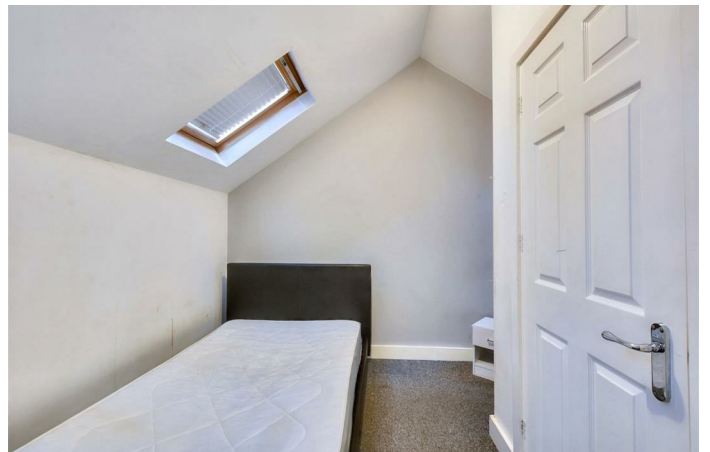
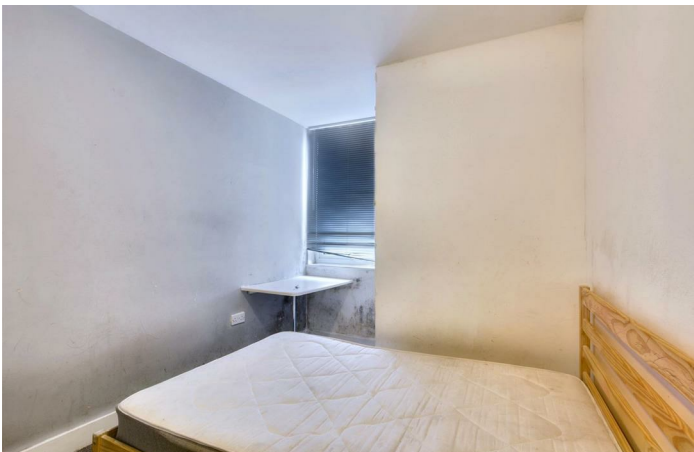
Flood Risk: No flooding in the past 5 years

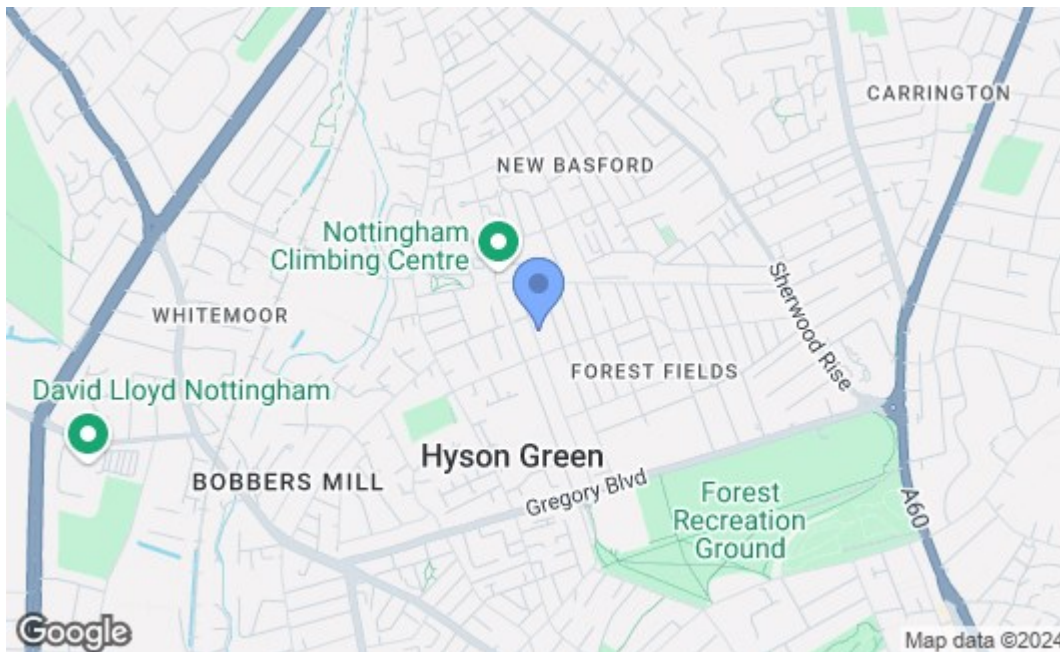
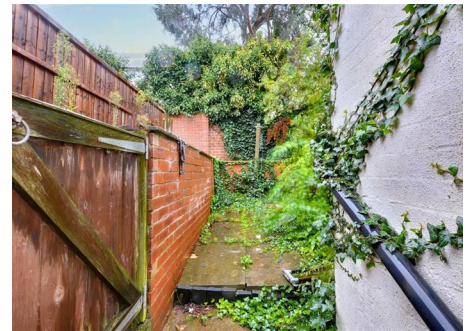
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.