



City Road,
Dunkirk, Nottingham
NG7 2JL

£260,000 Freehold



An ideally placed end of terrace HMO property with four lettable rooms across three floors, fully let until July 2025 and the benefit of no upward chain.

An ideal opportunity for any purchaser looking to begin or add to their rental portfolio with a fully let property generating a healthy rental yield.

Situated in a popular and convenient location within close proximity to Nottingham University, the Queens Medical Centre and Nottingham city centre. There are tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises: Kitchen, living room, bathroom and bedroom one to the ground floor. Rising to the first floor are two bedrooms and on the second floor is the fourth bedroom.

The property has a side passage leading to a gated rear garden which is primarily paved.

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



Kitchen

With a range of wall, base and drawer units, island and worksurfaces over, inset sink with drainer. Integrated electric oven with gas hob. Space and fittings for freestanding fridge freezer, washer dryer and dishwasher. UPVC double glazed window and door to the rear aspect.

Living Room

13'2 x 12'6 (4.01m x 3.81m)

With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three piece suite comprising bath with thermostatic shower, wash hand basin and WC.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

First Floor Landing

Bedroom Two

13' x 12'2 (3.96m x 3.71m)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bedroom Three

13' x 12'2 (3.96m x 3.71m)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

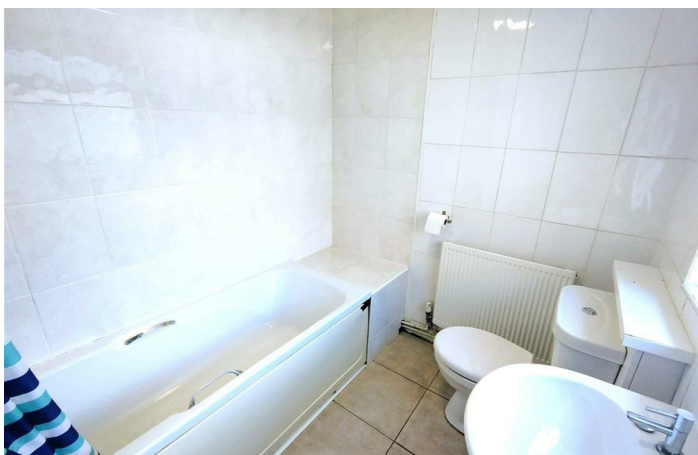
Second Floor Landing

Bedroom Four

Carpeted room with radiator and UPVC double glazed window to the side aspect.

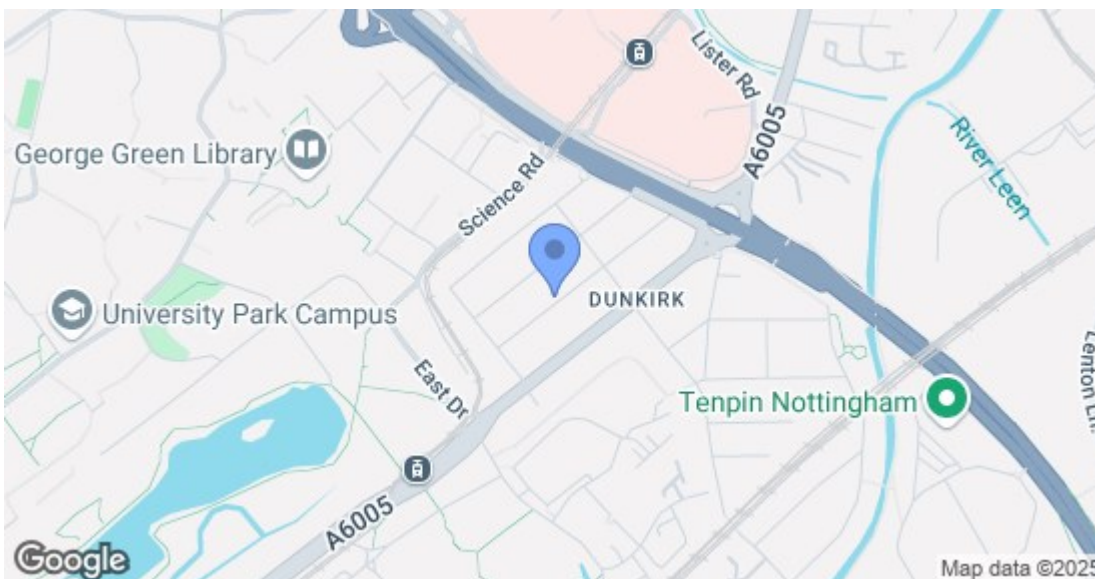
Outside

A side passage leads to a gated primarily paved garden.





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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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.