



Fletcher Road,  
Beeston, Nottingham  
NG9 2EL

**£420,000 Freehold**





Located in central Beeston, this impressive bungalow presents a remarkable opportunity for investors seeking a lucrative property. With five well-appointed bedrooms and five bathrooms, this residence is perfectly suited for a House in Multiple Occupation (HMO), making it an ideal choice for those looking to capitalise on the rental market.

The spacious reception room offers a welcoming atmosphere, perfect for both relaxation and social gatherings. Each bedroom is designed to provide comfort and privacy, ensuring that tenants can enjoy their own space while benefiting from the communal living experience that an HMO provides. The multiple bathrooms enhance convenience, catering to the needs of all occupants.

Currently, the property has tenants in-situ, which means you can start generating income from day one. This feature not only adds to the appeal for investors but also simplifies the transition into ownership, as the property is already operational.

Beeston is a vibrant area known for its excellent amenities, including shops, restaurants, and transport links, making it a desirable location for tenants. The combination of a well-structured bungalow and its prime location makes this property a rare find in today's market.

In summary, this bungalow on Fletcher Road is a fantastic investment opportunity, offering a solid return with its existing tenants and the potential for future growth. Do not miss the chance to acquire this exceptional property in a sought-after area.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, useful storage cupboard housing the Ideal combination boiler, loft hatch and doors to the kitchen living diner, and five bedrooms.

### Bedroom One

15'7" x 12'7" (4.75m x 3.86m )

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, pedestal wash-hand basin, WC, tiled splashbacks, wall-mounted heated towel rail, and extractor fan.

### Bedroom Two

11'8" x 11'8" reducing to 8'0" (3.57m x 3.56m reducing to 2.45m )

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

### En-Suite

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

### Bedroom Three

11'8" x 8'10" (3.57m x 2.7m )

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, pedestal wash-hand basin, WC, tiled splashbacks, wall-mounted heated towel rail, and extractor fan.

### Bedroom Four

10'4" x 10'4" (3.17m x 3.15m )

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, pedestal wash-hand basin, WC, tiled splashbacks, wall-mounted heated towel rail, and extractor fan.

### Bedroom Five

12'3" x 9'4" (3.75m x 2.85m )

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

### Kitchen Living Diner

34'9" x 11'6" (10.6m x 3.51m )

A carpeted lounge diner area with three radiators, two UPVC double glazed windows to the rear, UPVC double glazed sliding doors to the rear, laminate flooring in the kitchen, with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob above, aluminium splashback, and extractor fan over, space for two fridges and freezers, plumbing for a washing machine, dishwasher and tumble dryer.

### Outside

To the front of the property you will find two gated driveways, one leading to the garage and gated side access leading to the generous enclosed rear garden, which includes a paved patio, over looking the lawn beyond, a range of mature trees and shrubs, and fence boundaries.

### 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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

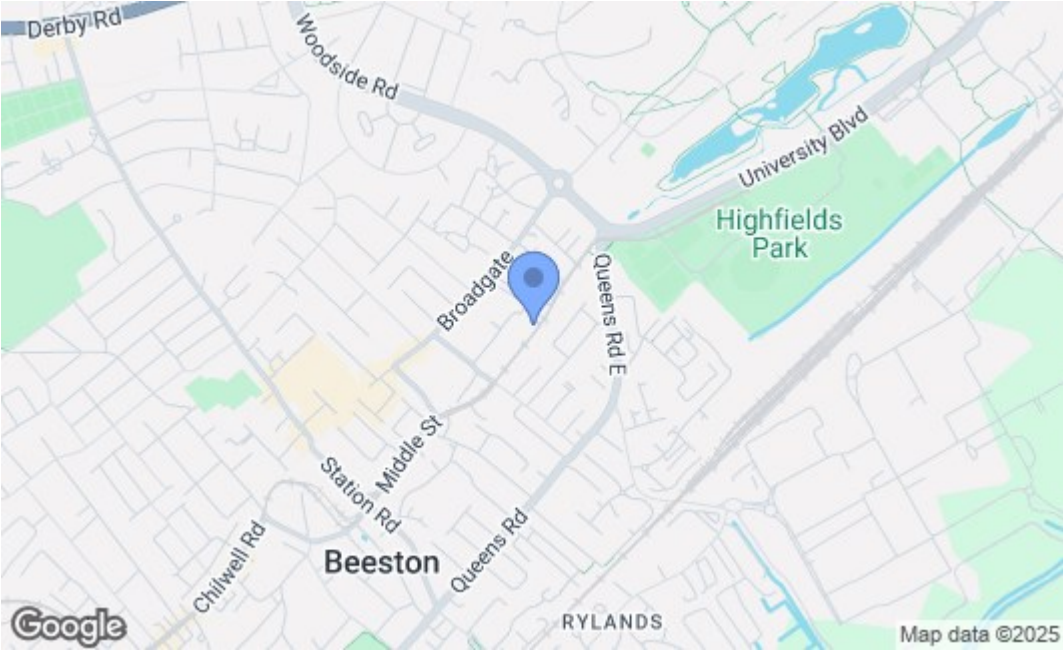
### Disclaimer:

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <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		
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