



Mona Street,  
Beeston, Nottingham  
NG9 2BY

**£300,000 Freehold**



An ideally placed three storey end of terrace property, currently let as a HMO with four lettable rooms fully let until July 2024 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 location within walking distance of Beeston High Street with the benefit of a variety of local amenities including shops, schools, supermarkets and restaurants. There are tram and bus links providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, living room, kitchen, bathroom and bedroom one to the ground floor. Rising to the first floor are two Bedrooms and to the second floor is the final fourth bedroom.

The property has a gravelled front garden and side access leading to the rear where you will a lawned garden with two patio areas and bike shed.

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



### Entrance Hallway

Entrance door leads through to carpeted hall.

### Bedroom One

11' x 10'10 (3.35m x 3.30m)

Carpeted room with radiator and UPVC double glazed windows to the front and side aspects.

### Living Room

11'8 x 12'4 (3.56m x 3.76m)

Carpeted room with radiator and French doors to the rear garden.

### Kitchen

10'2" x 8'10" (3.106 x 2.698)

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

### Bathroom

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

### First Floor Landing

#### Bedroom Two

8'11 x 11'11 (2.72m x 3.63m)

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

#### Bedroom Three

11'11 x 14'9 (3.63m x 4.50m)

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

### Second Floor Landing

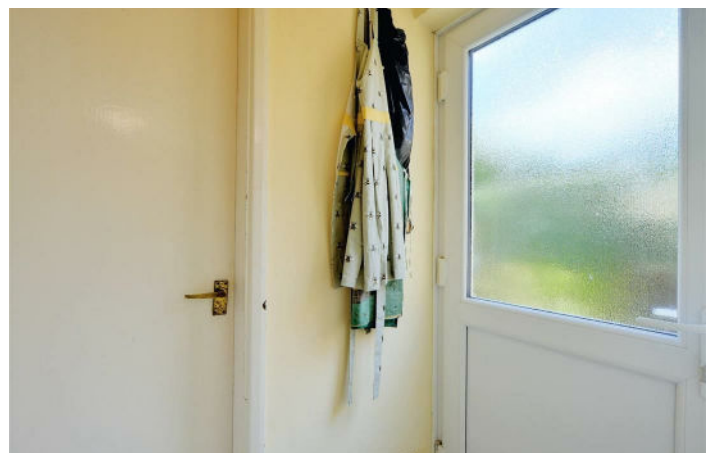
#### Bedroom Four

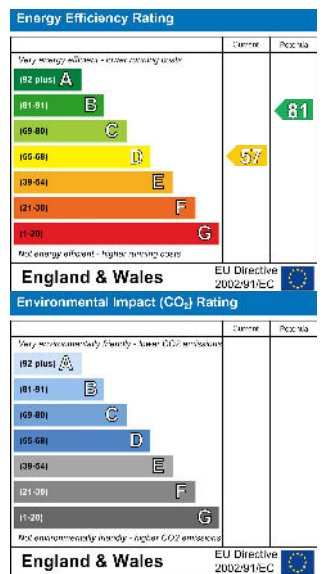
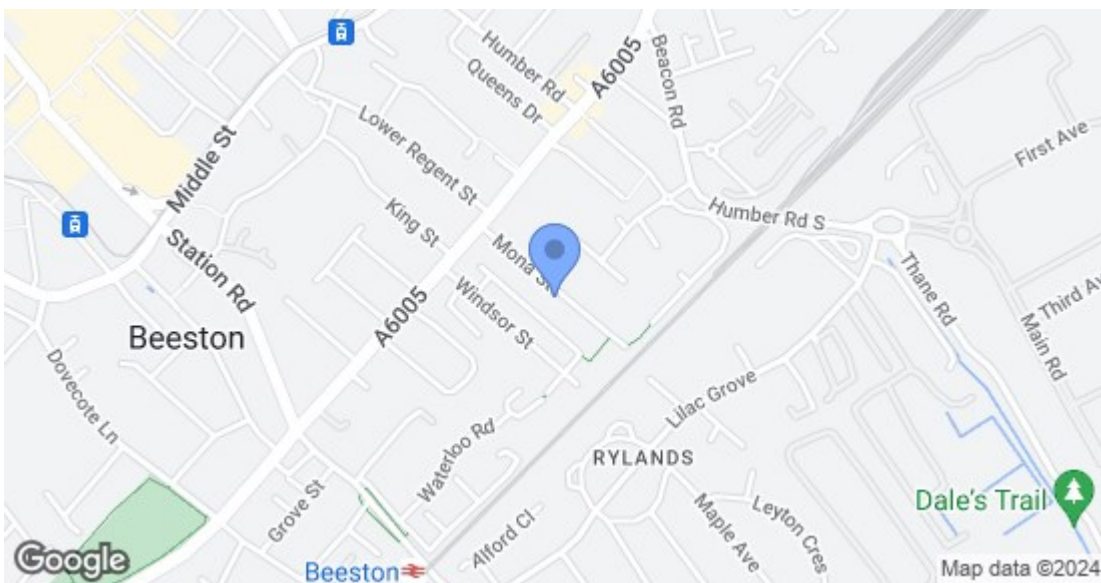
9'4 x 14'6 (2.84m x 4.42m)

Carpeted room with radiator and window to the side aspect.

### Outside

The property has a gravelled front garden and side access leading to the rear where you will a lawned garden with two patio areas and bike shed.





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.