Robert Ellis

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North Sherwood Street
Nottingham NG1 4EQ

TRADITIONAL TERRACED PROPERTY with FOUR LETTABLE BEDROOM, IDEAL STUDENT INVESTMENT PROPERTY

**Asking Price £275,000 Freehold**

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A FOUR LETTABLE BEDROOM STUDENT INVESTMENT PROPERTY OFFERING ACCOMMODATION ARRANGED OVER FOUR LEVELS, INCLUDING A BASEMENT BEDROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, SHOWER ROOM, SEPARATE WC AND SECURE REAR YARD.

Robert Ellis are pleased to bring to the market this traditional terraced property which is currently arranged as a four lettable bedroom student investment property, offering versatile accommodation over four levels.

The property is entered from the front into the lounge, which has a sash-style window overlooking the front elevation and provides access through to the separate dining room. The dining room gives access to the rear yard, the kitchen, the basement level and stairs rising to the upper floors.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, oven with gas hob and extractor hood, together with plumbing for a washing machine and space for further appliances.

At basement level there is the first of the four lettable bedrooms, with a window to the front elevation, radiator and ceiling light point.

The first floor provides a further bedroom together with the shower room, which incorporates a walk-in shower enclosure, wash hand basin and WC. There is also the benefit of an additional separate WC.

Stairs continue to the second floor where there are two further bedrooms, providing a total of four lettable bedrooms throughout the property.

Outside, to the rear there is a secure yard with gated access to the rear passageway, while to the front steps lead to the entrance door with a stone-walled boundary.

The property benefits from mains gas heating, mains electricity, water and drainage and is situated within the Arboretum Conservation Area.

With its four lettable bedrooms and central Nottingham location, the property represents an excellent opportunity for investors looking to acquire a student investment property within easy reach of the city centre and Nottingham Trent University.





Lounge
11'10 x 11'6 approx (3.61m x 3.51m approx)
Wooden entrance door to the front elevation, double glazed sash style window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling, door leading through to the dining room.

Dining Room
13'4 x 11'07 approx (4.06m x 3.53m approx)
Tiled flooring, ceiling light point, wall mounted radiator, glazed access door leading to the rear garden, staircase leading to the first floor landing, staircase leading to the basement bedroom, door leading through to the kitchen.

Kitchen
13'10 x 7'02 approx (4.22m x 2.18m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, wall mounted gas central heating combination boiler, space and plumbing for a washing machine, space and point for undercounter fridge and freezer, wall mounted radiator, tiled flooring, windows to the side and rear elevations, Velux style roof light.

Basement Bedroom One
10'9 x 9'11 approx (3.28m x 3.02m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

First Floor Landing
Carpeted flooring, ceiling light point, staircase leading to the second floor landing, doors leading off to:

Shower Room
7'8 x 6'05 approx (2.34m x 1.96m approx)
UPVC double glazed window to the rear elevation, walk-in shower enclosure with electric shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, airing cupboard housing the hot water cylinder, ceiling light point, wall mounted radiator.

Separate WC
4'5 x 2'10 approx (1.35m x 0.86m approx)
UPVC double glazed window to the rear elevation, low level flush WC, wall hung vanity wash hand basin with tiled splashbacks, ceiling light point.

Bedroom Two
11'07 x 11'06 approx (3.53m x 3.51m approx)
Double glazed sash style window to the front elevation, ceiling light point, wall mounted radiator, built-in wardrobes.

Second Floor Landing
Ceiling light point, carpeted flooring, panelled doors leading off to:

Bedroom Three
10'4 x 11'06 approx (3.15m x 3.51m approx)
Single glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in wardrobes.

Bedroom Four
7'06 x 10'8 approx (2.29m x 3.25m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Outside
To the rear of the property there is a secure yard with gated access to the rear passageway.

To the front of the property there are steps leading to the entrance door with stone walled front boundary.

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 14mbps Ultrafast 1800mbps
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: Arboretum Conservation Area
Other Material Issues: No



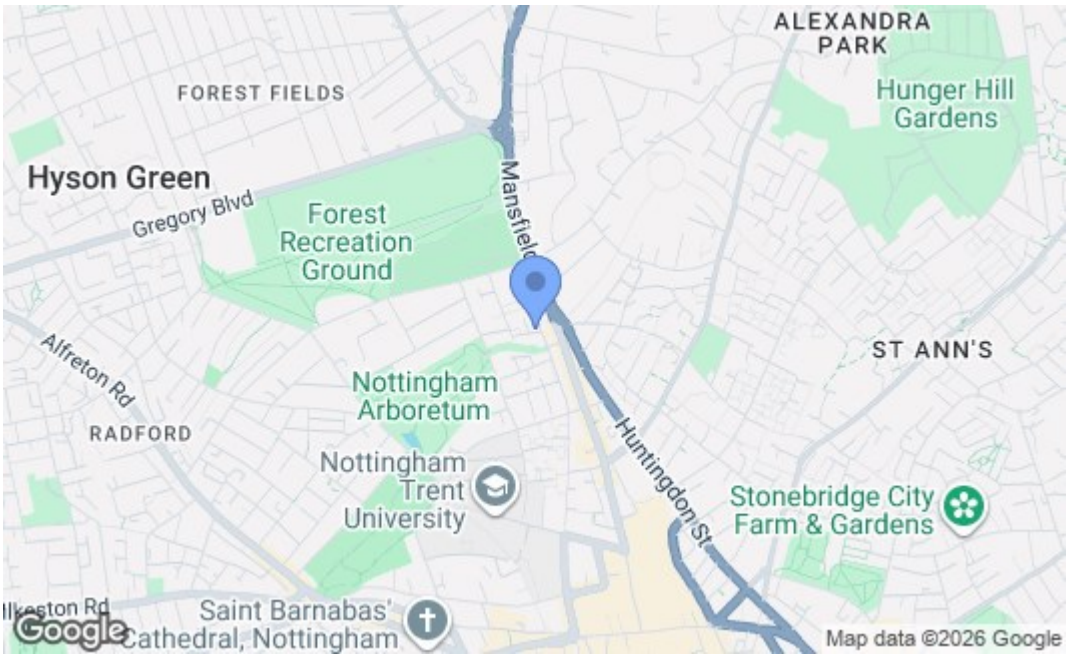


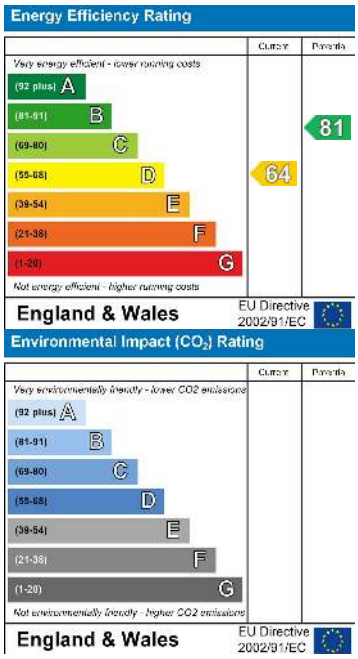









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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