

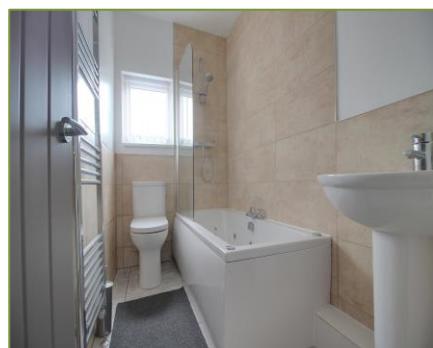
For Sale



2b-4b Hucknall Road
Nottingham
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Maud Street, New Basford

Price: Offers in Excess of £180,000

Information

NEW BASFORD: ** Investment Opportunity **
Converted many years ago, this Victorian property would originally have been a traditional corner shop, but is now split into two spacious well-presented flats, generating a healthy income.

Summary of accommodation

- Tenanted Investment
- 2 Apartments - Both Fully Let
- 10 Minutes Walk to Tram Network
- 2 Miles to City Centre
- £16,140 Gross Annual Rental Income

Description

Ground Floor Apartment

Entrance Hall: uPVC door. Tiled Floor. 3 x Internal doors leading to; bathroom, cupboard containing BAXI Combination boiler and kitchen.

Bathroom: Tiled walls, tiled floors, uPVC double glazed window. Towel rail heater. White 3 piece bathroom suite with electric shower over the bath. Under sink unit. Storage unit above WC. Glass shower screen.

Kitchen: Wall & floor units with melamine work-surfaces. Intergrated electric oven and hob. Extractor Hood. Tiled floor. Partially tiled walls. uPVC Double Glazed window. Doors leading to entrance hall and lounge. Smoke alarm.

Lounge: 2 x uPVC double glazed windows. 2 x central heating radiators. Laminate flooring. Doors leading to; Cellar, kitchen, bedroom. Smoke alarm. Bedroom: 2 x uPVC double glazed windows. 2 x central heating radiators. Laminate flooring. Door leading to lounge and storage.

Cellar: Houses the consumer unit, electric meter and gas meter.

Upper floor apartment

Entrance Hall and 1st Floor landing: uPVC door on 'Hollis Street'. Carpeted floor. Plastered walls. Central heating radiator. uPVC Window. Lounge: 3 x uPVC double glazed windows. Central heating radiators. Carpeted flooring. Plasterd walls.

Kitchen: Modern wall & floor units with melamine work-surfaces. Intergrated electric oven, hob and washing appliance. Extractor Hood. Boiler housed in wall unit. Vinyl cushion-flooring. Partially tiled walls. 2 x uPVC Double Glazed windows. Door leading to hall.

2nd Floor landing: Carpeted floor. Plastered walls. Doors leading to 3 x bedrooms. Master Bedroom: Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator. Bedroom 2: Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator. Bedroom 3: Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator.

Master Bedroom:

Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator.

Bedroom 2:

Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator.

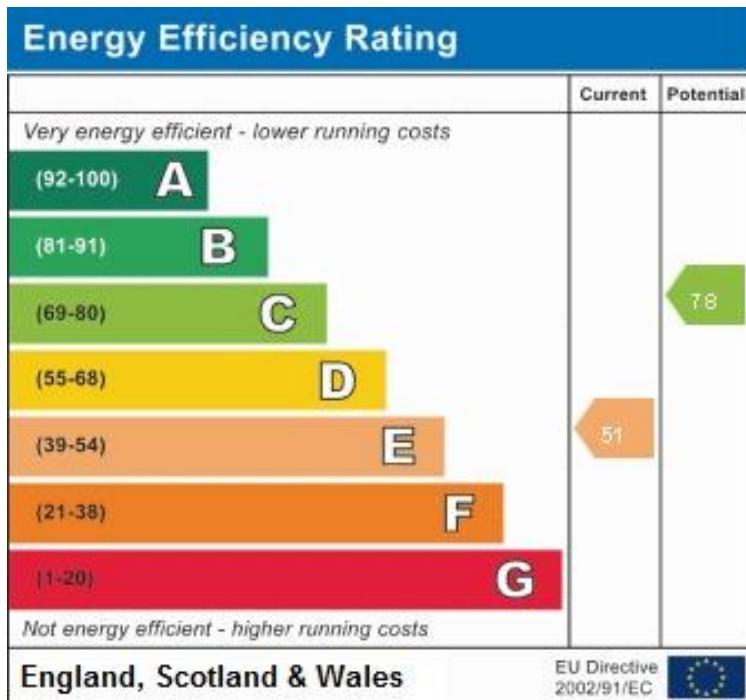
Bedroom 3:

Carpeted flooring. Plastered walls. uPVC Double glazed window. Central heating radiator.

Bathroom: Tiled walls, tiled floor, uPVC double glazed window. Towel rail heater. White 3 piece bathroom suite with spa bath and mains shower over the bath. Glass shower screen.

Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.



Address:

4 Maud Street, New Basford, Nottingham, NG7 7AQ

