



**102 Beeston Road, NG7 2JP**

**£425000.00**





# A Summary

| HMO Property | Investment Opportunity | Sought After Location | High Tenancy Demand | Close To QMC | Walking Distance to Highfield Park Great | Transport Links | Near NCT Tram Stop | Refurbished Property | Off Road Parking | No Upward Chain

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# Story of the house

An amazing opportunity for landlords to add this 6-bedroom HMO property to their portfolio. Situated in the heart of Lenton within walking distance to QMC, The University of Nottingham, and the award-winning Highfields Park - This one is sure to be in high demand from renters!

The property requires no work and consists of six bedrooms and three bathrooms. The house is currently let producing circa £46,800PA representing a gross yield of 11.1%.



## The Summary

The property has created a reliable income for the current owners, after being meticulously improved within the last 12 months the house offers a great opportunity for landlords to obtain a turnkey investment in a highly sought-after location. In brief, this HMO comprises 6 double bedrooms, three modern bathrooms, a brand-new kitchen, and a dining space all to be enjoyed by the tenants. Externally the house has off-street parking to the front and a good-sized garden to the rear - two more rare attributes of this already fantastic property.

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## The Kitchen Diner

Lined with a range of wall and base units with worktops over, integral appliances and laminate flooring.

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## The Lounge

Good-sized communal space with laminate flooring, dual-aspect windows and featured beams to ceiling adding plenty of character.

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## The Bedroom 1

Double bedroom with carpeted flooring and window to rear aspect.

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## The Bedroom 2

Double bedroom with carpeted flooring and window to front the aspect.

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## The Bedroom 3

Double bedroom to the first floor with carpeted flooring and window to front aspect

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## The Bathroom 1

Recently installed, modern shower room with tiled flooring, walk in shower cubicle, wash basin and low level flush W.C

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## The Bathroom 2

Shower room with tiled flooring, walk-in shower cubicle, wash basin and low level flush W.C

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## The Bathroom 3

Modern shower room with tiled flooring, walk-in shower cubicle, wash basin, and low-level flush W.C

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## The Bedroom 4

Double bedroom to first floor with carpeted flooring and window to rear aspect.

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## The Bedroom 5

Double bedroom with carpeted flooring and window to front aspect

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## The External

Attractive frontage with driveway for off-road parking. Low maintenance garden to the rear, privately enclosed with gated side access.

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## The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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## The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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## The Utilities, Rights, and Restrictions

Total Floor Area: 99 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: No parking | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax - Band B | Flood risk: Not known | Flood defences: Not known |

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## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Contact Us

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Drop in to discuss with a member of our friendly team:  
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**