



**397 Queens Road West, NG9  
1GX**



# A Summary

| GUIDE PRICE £375,000-£385,000 | HMO Investment | Sold with No Chain | Fully Occupied | Rental Income of £34,800 p/a | EPC Rating C | Semi-Detached Home | Contemporary Design | Excellent Transport Links | Five Bedrooms with En suites | Close to Beeston Town Centre | Large Driveway | Private Enclosed Garden |

Queens Road West  
£375000.00

# Story of the house

\*\* GUIDE PRICE £375,000-£385,000 \*\*

A fantastic HMO with five en-suite double bedrooms, featuring shared living, dining, kitchen, and utility spaces. This property has been designed and developed to suit the needs of young professionals seeking a high-quality, secure home.

It boasts a fantastic location within walking distance to Beeston Town Centre and local transport links to the City Centre. Beeston offers a wide range of shops, from unique boutiques to large supermarkets and cinemas, catering to every need. Additionally, it benefits from a tram network providing access to the City, Queens Medical Centre, and more! The Skylink bus route stops moments from the property, providing convenient transportation to East Midlands Airport.

The property is fully occupied generating a rental income of £34,800 p/a, representing a gross yield of 9.2%. The seller is open to selling either the company that owns the property or the property itself.

Sold with no upward chain, this presents a great opportunity for investors looking to own a fully tenanted HMO!



## The Introduction

Beeston town is in the Borough of Broxtowe, Nottinghamshire. Only 3 miles south-west of Nottingham. To its north-east is the University of Nottingham's main campus, University Park. Beeston is one of the coolest towns on the Nottingham commuter belt. With stylish cafes galore and a great community of families, creatives and students. Beeston has many parks and local attractions. From the Beeston Fields golf course, Broadgate Park to Attenborough Nature reserve a short drive away.

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## The Entrance Hall

Entering into the hallway, there is dark grey carpet and painted white walls.

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## The Open Plan Living Room

Entering from the hallway into the lounge area, you will find light wood effect laminate flooring and white painted walls that carries on into the kitchen. Two grey two-seater sofas, ornate rug and small coffee table with lamp. Feature fireplace with LED TV mounted above.

In the corner near to the kitchen is a large double fridge/freezer.

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## The Kitchen

Following on from the lounge is a bright and modern fitted kitchen, laminate floors and white painted walls, kitchen is equipped with double sink, large gas hob burner and microwave. Dining table and chairs sit centrally in the kitchen with French doors that open out on to the back garden.

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## The Utility

The utility room comes off the lounge area, with laminate flooring and white painted walls. Comes with a good sized storage cupboard, sink unit with under storage cupboard, a washing machine and tumble dryer. From here you can access the outside garden and the downstairs WC.

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## The Ground floor WC

Marble effect tiled walls and laminate flooring, with a white WC.

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## The Five Ensuite Bedrooms

All five double bedrooms offer great private space and come with their own en suites and all have lots of natural light. Dark grey carpet is fitted through out the upstairs three bedrooms with white painted walls. Each bedroom comes with a double bed, wardrobe, chest of drawers and table and chair.

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## The Garden

The fenced back garden is partially wood decking and the rest gravelled. An outside table and chairs with umbrella can be found for relaxing.

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## The Parking

A large driveway on the front of the property has space for multiple cars.

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# The Council Tax

Band B

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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 Viewings & EPC

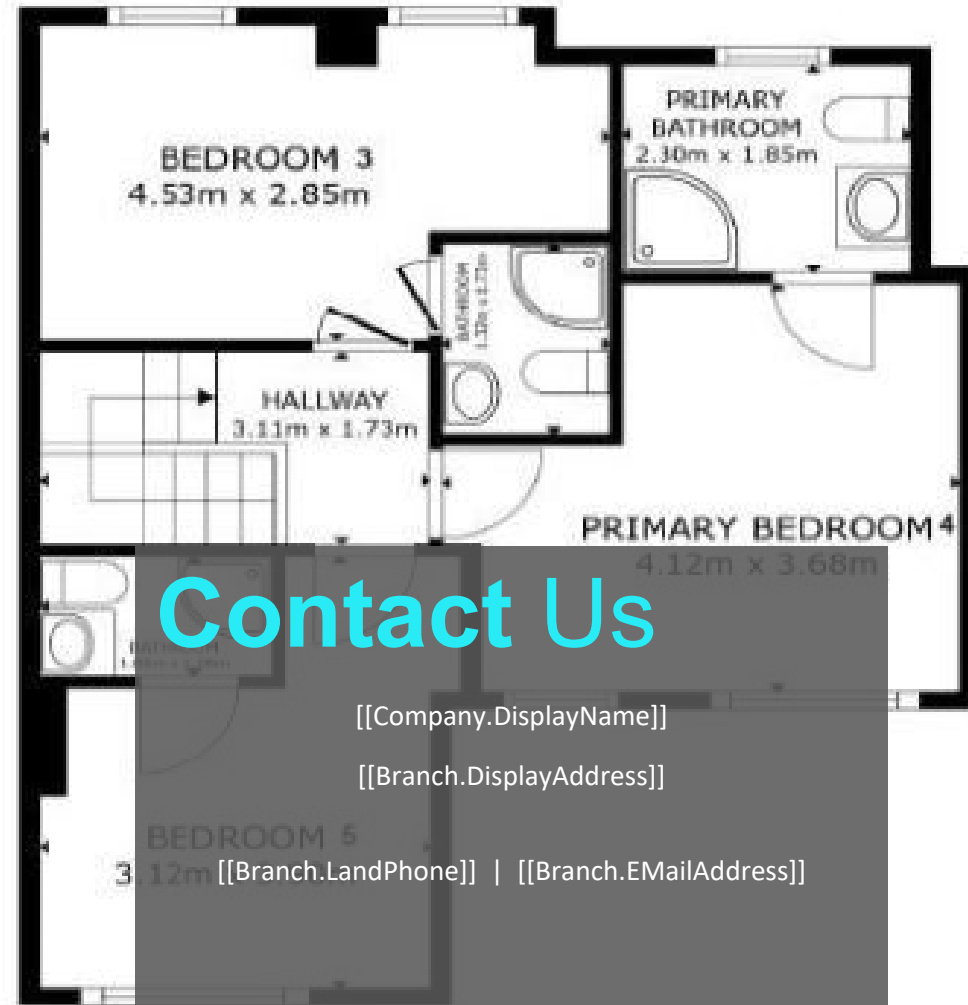
Strictly by appointment with Comfort Estates. Energy Performance Certificate: To inspect the full EPC for this property please contact our office on 0115 9338997. The graphs attached show the property's energy efficiency and environmental impact rating. Comfort Estates 47 Derby Road, NG1 5AW  
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FLOOR 1



FLOOR 2

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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**