



14 Barrack Lane, NG7 1AN

£750000.00



A Summary

| NO CHAIN | LET FOR 24/25 | 3 Bathrooms and 2 WCs | HMO Licensed | 9 Double Bedrooms | Parking for Three Cars | Nottingham's most sought after private estate | Large Garden | EPC Rating D |

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Story of the house

Located in one of Nottingham's most sought-after private estates, The Park. A nine-double bedroom, fully licensed HMO with NO CHAIN! This huge, semi-detached property boasts Victorian charm throughout, with superb views over the west of Nottingham creating an idyllic location to watch the sunset.

A fantastic HMO INVESTMENT opportunity situated in a highly popular area with huge tenancy demand. A lucrative addition to any portfolio with a great track record, and currently let until August 2025 for £68,328 representing a gross yield of 9.1%. The property is presented in great condition and requires little to no work, although the location allows for the right buyer to add capital value should they wish.

The accommodation briefly comprises an entrance hall, open plan living/kitchen/diner, nine, double bedrooms, three shower rooms, two WCs, off-street parking for three vehicles, and a large garden.

A rare visitor to the market and an impressive piece of history. Call now to arrange a viewing.



The Entrance Hall

Providing doors with access to the ground floor accommodation and stairs to first floor.

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The Kitchen/Dining Area

Fitted with a range of high gloss base and wall mounted units providing plenty of storage with a work surface over and tiling to splashback and preparation areas. Appliances include: gas cooker with electric extractor fan over, two washing machines, dishwasher and two fridge-freezers. There is an inset stainless steel sink and drainer, tiling to the floor, radiator, boiler and three double glazed windows to the side elevation.

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The Living Area

Continuation of the tiled flooring, high gloss storage cupboard, radiators and velux skylight.

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The Bedroom 1

A light and bright double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

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The Bedroom 2

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe and a radiator.

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The Bedroom 3

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

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The Shower Room

A contemporary shower room fitted with a two piece white suite comprising wash hand basin with a vanity storage unit underneath and a double shower cubicle with shower over and glass screen. There is a radiator and tiling to the floor and wet areas.

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The WC

Fitted with a low level wc, radiator and tiling to the floor.

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The Bedroom 4

Another airy double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

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The Bedroom 5

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

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The Bedroom 6

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

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The Shower Room

Fitted with a contemporary three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and double shower cubicle with glass screen. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail.

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The WC

Fitted with a wc and pedestal wash hand basin. Tiling to flooring, glass splashback behind the sink and UPVC double glazed window to the front elevation.

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The Shower Room

Fitted with a modern three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and corner shower cubicle. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail. UPVC double glazed window to the front elevation.

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The Bedroom 7

Double bedroom with a double glazed window to the front elevation, sink, desk, drawers, wardrobe and a radiator.

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The Bedroom 8

Double bedroom with UPVC double glazed window to the rear elevation, sink, desk, drawers, wardrobe and a radiator.

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The Bedroom 9

Double bedroom with two double glazed Velux skylights, sink, desk, drawers, wardrobe and a radiator.

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The Store

There is a store room.

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The Outside

To the fore of the property there is off street parking for three vehicles. To the rear of the property, there is a generous sized garden laid mainly to lawn with mature trees.

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The Utilities, Rights & Restrictions

Total Floor Area: 267 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: Private Driveway | Licencing Area: The property has a HMO Mandatory Licence | Council Tax - Band F | Flood risk: Not known | Flood defences: Not known |

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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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Ground Floor
Approx. 131.7 sq. metres (1417.9 sq. feet)

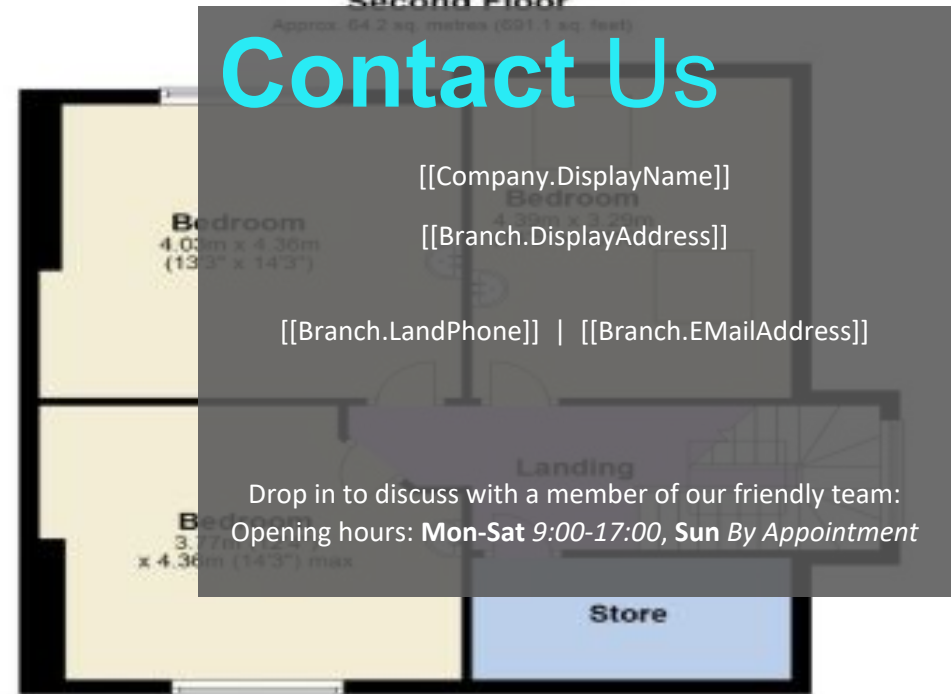


First Floor
Approx. 87.3 sq. metres (939.3 sq. feet)



Second Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Contact Us

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

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