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Guide Price £180,000

Sedgley Avenue, Sneinton, Nottingham NG2 4HZ

EPC Rating's E & D



A great opportunity to purchase a freehold traditional house converted into two apartments on a well sought after road in Sneinton with an anticipated combined yield in the region of 7%. In brief, the apartments are accessed by a communal entrance door and hallway leading to private doors to each dwelling. The downstairs accommodation comprises a bedroom, living room, cream kitchen, cellar, bathroom and rear garden area. The first floor accommodation has a kitchen, shower room, bedroom and living room. The property has electric heating, uPVC double glazed windows, fresh flooring throughout and is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.

- Freehold
- Each Council tax band A

COMMUNAL ENTRANCE HALL 7' 9" x 2' 11"
(2.36m x 0.89m)

GROUND FLOOR FLAT LIVING ROOM 11' 2" x 10' 10"
(3.4m x 3.3m)

GROUND FLOOR FLAT BEDROOM 11' 9" x 11' 7"
(3.58m x 3.53m)

GROUND FLOOR FLAT KITCHEN 9' 9" x 8' 0"
(2.97m x 2.44m)

GROUND FLOOR FLAT LOBBY 5' 6" x 3' 0"
(1.68m x 0.91m)

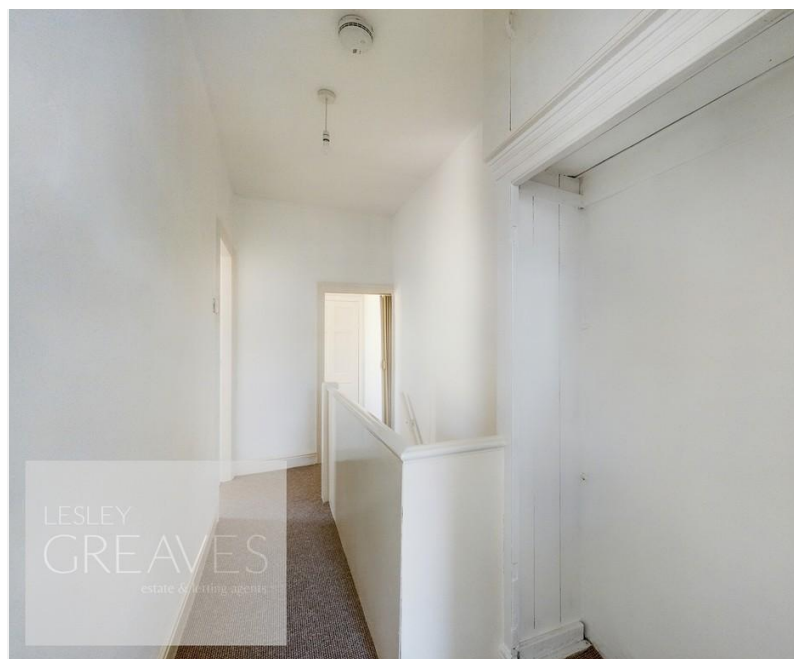
GROUND FLOOR FLAT BATHROOM 7' 8" x 6' 2"
(2.34m x 1.88m)

FIRST FLOOR FLAT LIVING ROOM 14' 9" x 10' 10"
(4.5m x 3.3m)

FIRST FLOOR FLAT BEDROOM 11' 11" x 9' 2"
(3.63m x 2.79m)

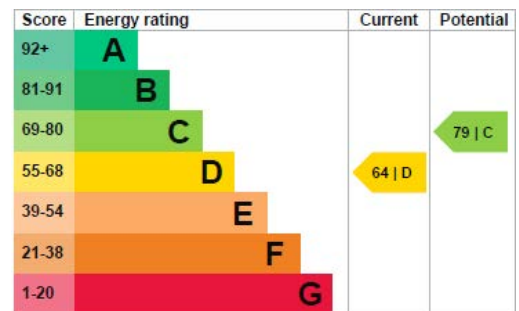
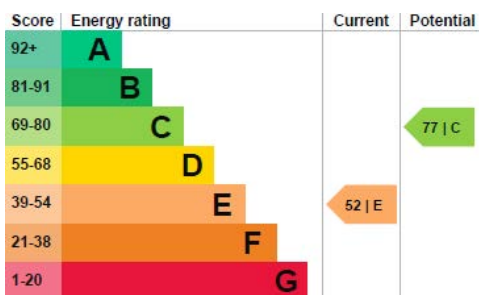
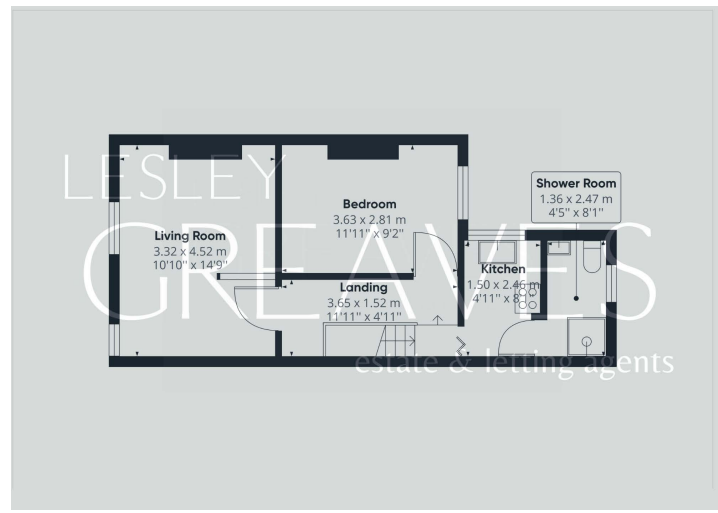
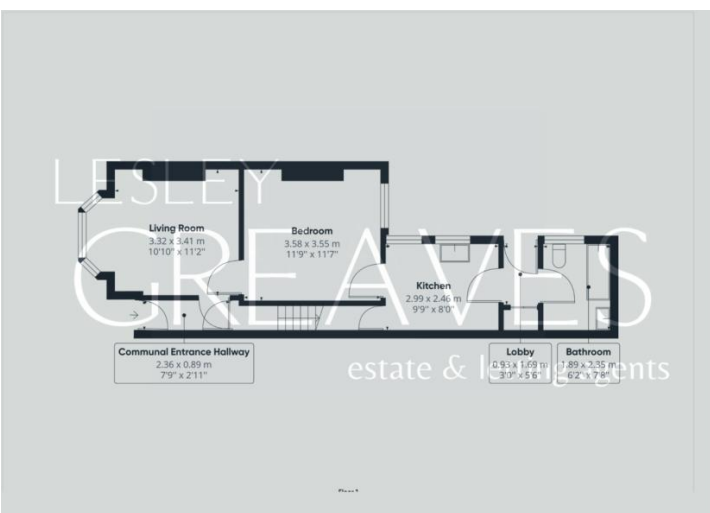
FIRST FLOOR FLAT KITCHEN 8' 1" x 4' 11"
(2.46m x 1.5m)

FIRST FLOOR FLAT SHOWER ROOM 8' 1" x 4' 5"
(2.46m x 1.35m)



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LOCAL AUTHORITY: Nottingham City Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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