



Middleton Boulevard, Nottingham, NG8 1FW
£400,000-£425,000 Freehold


MARTIN&CO

Middleton Boulevard, Nottingham

5 Bedrooms, 2 Bathroom

£400,000-£425,000

- Five Bedroom HMO Opportunity
- Let For 2023-24 Academic Year
- £26,400 income (excluding utilities)
- Excellent Location - Close To QMC, UofN & Jubilee Campus
- Ample Off Road Parking & Double Garage
- Two Bathrooms

HMO INVESTMENT Five lettable rooms generating an income of £26,400 for the 2023-24 academic year on an exclusive basis. The property is situated in this sought after location close to the QMC, University of Nottingham and Jubilee Campus. Deceptively spacious throughout the property also has a large lounge/diner, fitted kitchen, two modern bathrooms, front and rear gardens, ample off road parking and a double garage.



Energy Efficiency Rating

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

HALLWAY Accessed via a porch with external uPVC double glazed doors and windows, the hallway has a fitted carpet, window to the side, storage cupboard, wall mounted radiator, stairs rising to the first floor and ceiling light.

LOUNGE/DINER 21' 6" x 11' 1" (6.55m x 3.38m) With a fitted carpet, two wall mounted radiator, uPVC double glazed sliding patio doors and two ceiling lights.

KITCHEN 14' 1" x 7' 8" (4.29m x 2.34m) With a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, five burner range cooker, washing machine, dishwasher, ceramic tiled flooring, uPVC double glazed window to the rear elevation and external door to the side, under stairs storage cupboard and ceiling light.

BEDROOM ONE 14' 3" into bay x 11' 1" (4.34m x 3.38m) With a fitted carpet, uPVC double glazed bay

window to the front elevation, wall mounted radiator and ceiling light.

FIRST FLOOR LANDING With a fitted carpet, opaque uPVC double glazed window to the side, stairs rising to the second floor and ceiling light.

BEDROOM TWO 13' x 11' 1" (3.96m x 3.38m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 12' 10" x 11' 1" (3.91m x 3.38m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted four piece suite comprising of a panelled bath with chrome mixer tap, walk in double length shower tray, vanity wash hand basin, low flush w.c. ceramic floor and part wall tiling, chrome heated towel rail, opaque uPVC double glazed windows to the side and rear and fitted ceiling spotlights.

BEDROOM FIVE (STUDY ROOM) 8' 5" x 7' 8" (2.57m x 2.34m) Allocated as an additional room for studying or storage to the occupant of the fifth bedroom, the room has a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

SECOND FLOOR LANDING With fitted carpet and ceiling light.

BEDROOM FOUR 18' 4" max x 8' 9" (5.59m x 2.67m) With a fitted carpet, two Velux windows, wall mounted radiator and ceiling light.

BEDROOM FIVE 9' 8" x 9' 4" (2.95m x 2.84m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

SHOWER ROOM With a fitted suite comprising of a corner shower enclosure with an electric shower, vanity wash hand basin, low flush w.c., ceramic floor



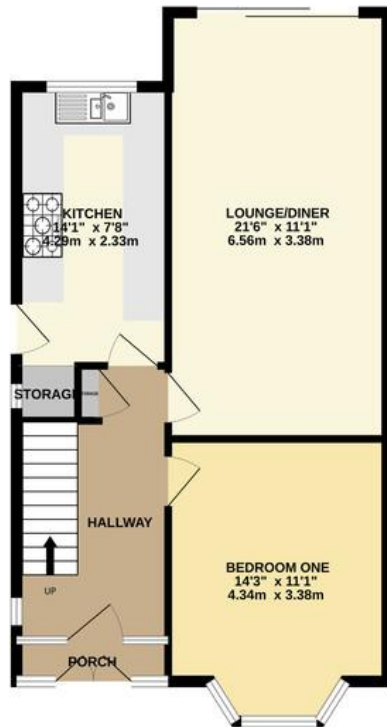
and part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

EXTERNAL The property has an enclosed, low maintenance rear which is mainly paved with a detached double garage with up and over doors. To the front is a lawned garden with a range of mature shrubs and trees and a driveway providing off road parking for several vehicles.





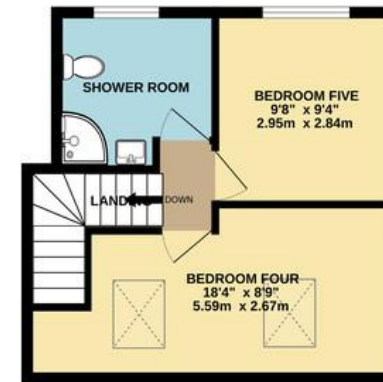
GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.