

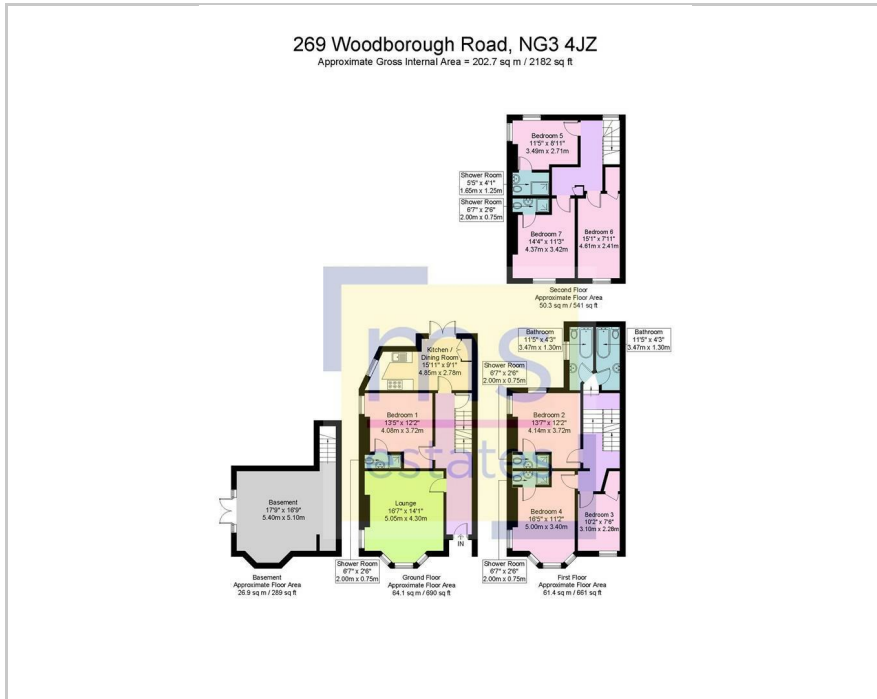


269 Woodborough Road, Nottingham, NG3 4JZ

Price Guide £450,000



Floor Plan



Area Map



- Fully licensed 7-bedroom, 7 bathroom HMO
- 5 en-suite bedrooms + 2 off-suite rooms
- Spacious communal living area
- Separate, well-equipped kitchen
- Low-maintenance rear yard
- Basement garage with potential
- Rental income: £45,000 p.a. (inclusive)
- Close to shops, amenities, universities, and the Arboretum park
- Excellent transport links to Nottingham City Centre and beyond

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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