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estates

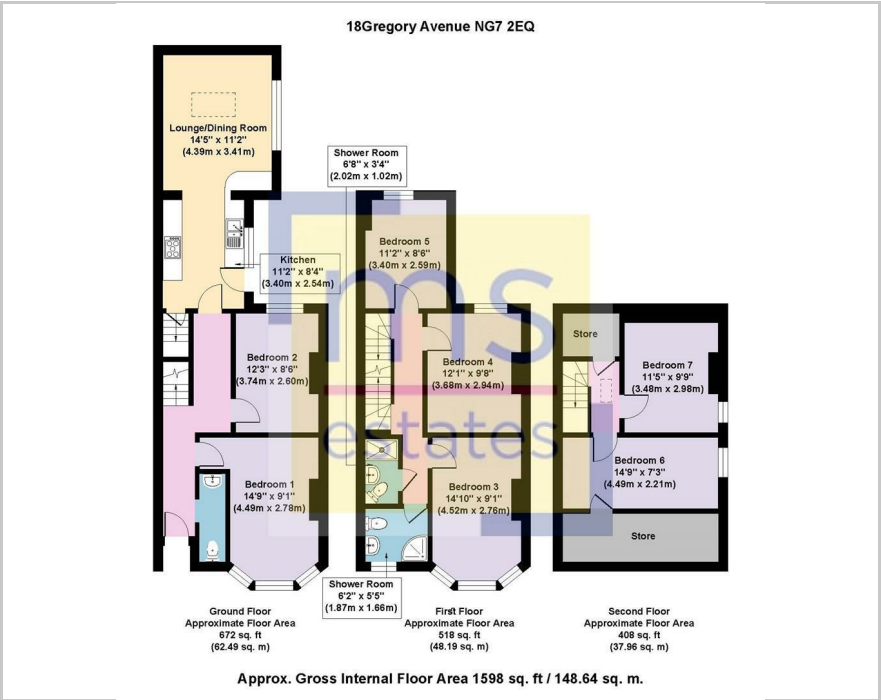


18 Gregory Avenue, Nottingham, NG7 2EQ

Price Guide £350,000

7 2 1 E

Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

- Priced to Sell: Competitively positioned for a swift transaction.
- Sui Generis Certified: Fully compliant 7-bedroom HMO planning status.
- Situated in a high-demand rental pocket.
- Currently underlet with huge scope to increase ROI.
- Let until 31st July 2026.
- 7 bedrooms offering versatile accommodation.
- Large open-plan kitchen and communal living zone.
- Equipped with 2 shower rooms and 3 W.Cs.
- Features double glazing and gas central heating.
- Perfect for reconfiguration or a high-end refurbishment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

