

ms
estates



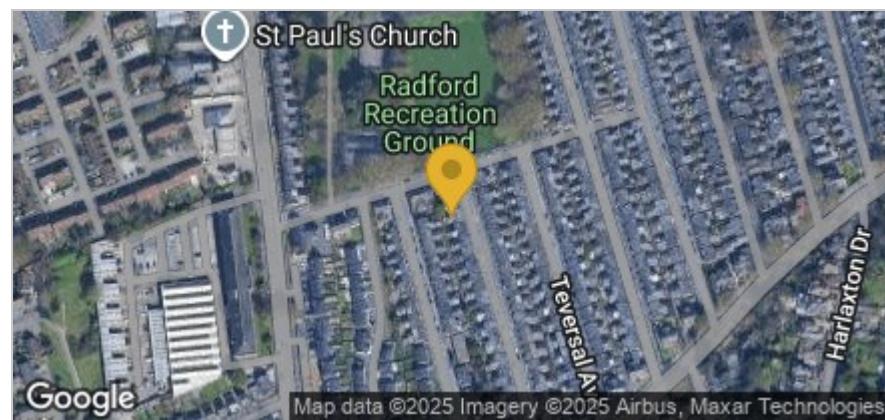
61 Bute Avenue, Nottingham, NG7 1QB
£225,000

3 1 2 C

Floor Plan

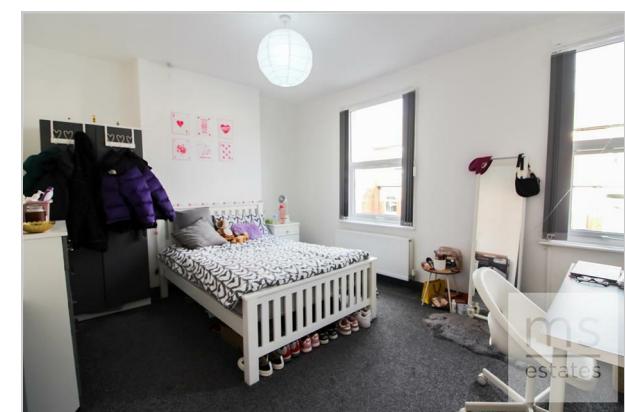


Area Map



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.

- 3-bed Lenton buy-to-let
- £1300 pcm income
- Tenants secured until June 2026
- Recently renovated (windows, kitchen, bath, wiring, heating)
- Sold with all contents
- Walk to University of Nottingham
Excellent bus links (Derby Road)
- Vibrant Lenton location, near city centre
- Not an HMO



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	