

ms
estates

51 Claude Street, Nottingham, NG7 2LA

£183,000



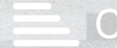
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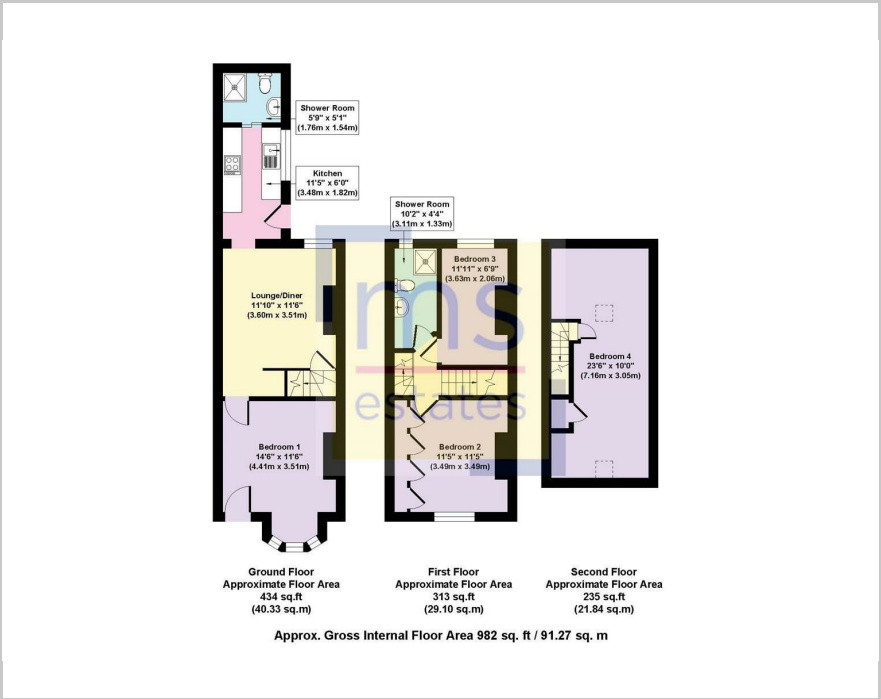


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Floor Plan



Area Map



- Student Location: Heart of Dunkirk, near University of Nottingham & QMC.
- 4 Letting Rooms: For maximum rental income.
- Renovation Project: Ideal "value-add" opportunity to refurbish and flip or hold.
- Two Shower Rooms: Highly desirable layout for shared occupancy.
- Vacant Possession: No upward chain; ready for immediate work.
- Separate Living Space: Includes both a kitchen and a dedicated lounge.
- Garden Access: Outdoor space to the rear of the property.
- Modern Essentials: Already fitted with double glazing and gas central heating.
- High Yield Potential: Strong capital growth and rental prospects in NG7.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	



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