



103 Lenton Boulevard,
Lenton, NG7 2FQ

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**** SOLD AS SEEN ****

This semi detached property provides accommodation arranged over three floors including; an entrance hallway, two reception rooms, and a kitchen on the ground floor, two bedrooms, a bathroom, and a separate wc on the first floor, with two further bedrooms on the second floor.

Benefiting from gas central heating, and double glazing, the property also has a yard to the rear, and a forecourt to the front.

Situated close to Nottingham City Centre, the Queens Medical Centre and numerous university sites, the property will make an ideal investment purchase.

In need of refurbishment throughout, the property is offered to the market with no upward chain.

Guide Price £195,000





ACCOMMODATION

The entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors into both reception rooms, and the kitchen.

The first reception room has a bay window to the front, the second reception room has window to the rear.

The kitchen has wall, drawer and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, space for a washing machine, and space for a cooker with a stainless steel extractor hood over. There is a window to the side, and a door opening to the rear yard.

On reaching the first floor, the landing has stairs rising to the second floor, and doors into two bedrooms, the bathroom and the separate wc.

The largest bedroom on this floor has a bay window to the front, a further window to the front, and a window to the the side.

The second bedroom on this floor has a window to the rear.

The bathroom has a three piece suite. The central heating boiler is housed in an airing cupboard here.

There are two further bedrooms accessed from the second floor landing. Both bedrooms have a window to the side, one also has a window to the front.

OUTSIDE

At the front of the property there is a small forecourt, giving access to the entrance door.

To the rear of the property there is a yard with gated access off.

Agent Note

It should be noted that this property was previously a family home, and has not been a student HMO to date.

Prospective purchasers will need to obtain the correct planning consents, should they wish to convert the property to an HMO.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

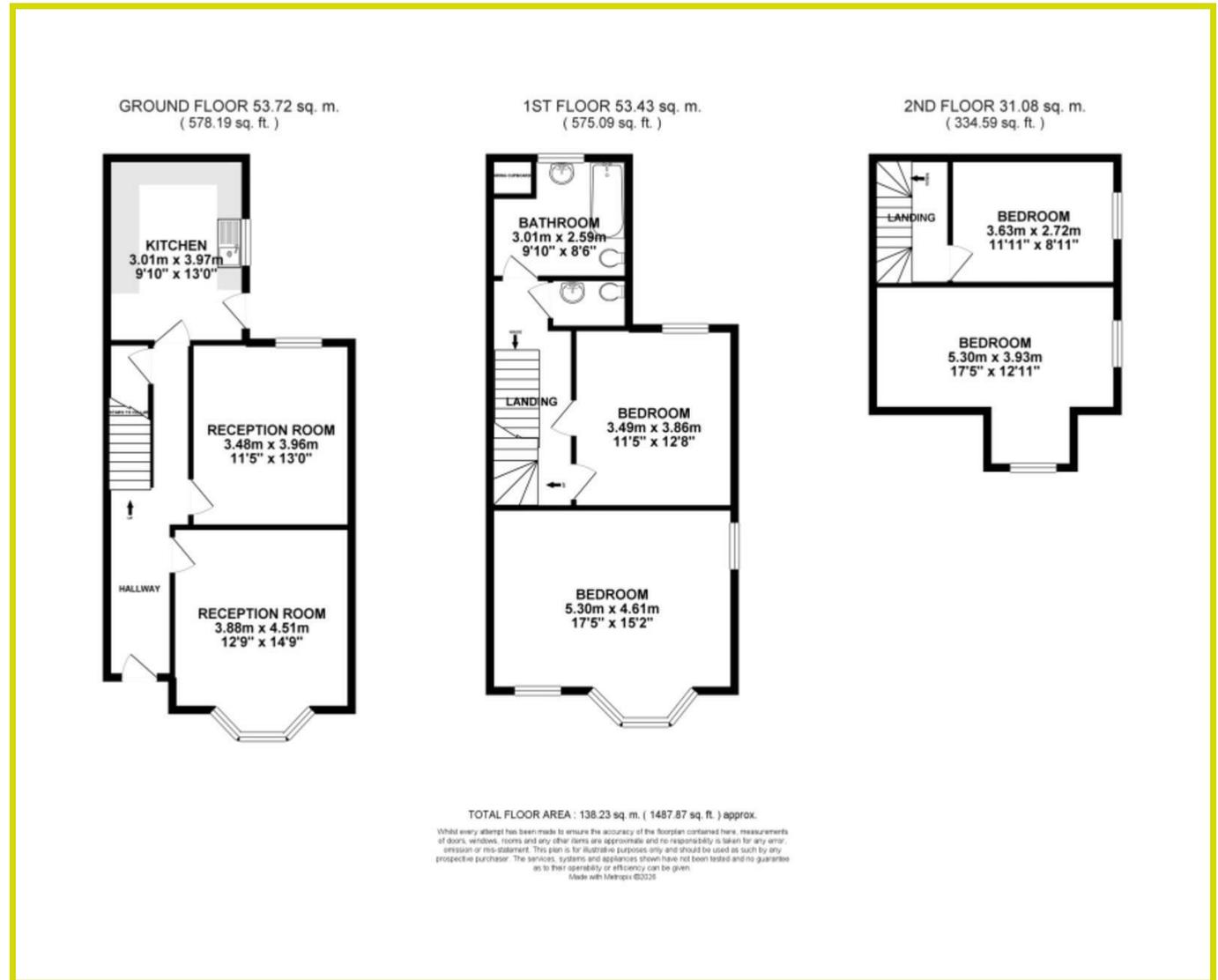
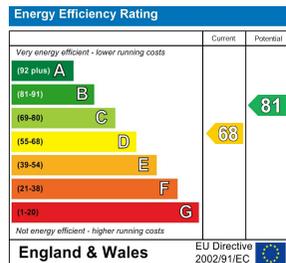
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