



9 Wellington Square,
Nottingham, NG7 1NG

9 Wellington Square, Nottingham, NG7 1NG

**** Ideal Investment Opportunity ****

This three storey mid terraced property provides accommodation including: an entrance hall, an open plan breakfast kitchen/reception room, and two bedrooms (sharing a Jack & Jill shower room) on the ground floor, three bedrooms and a bathroom on the first floor, and a further bedroom with an en-suite shower room on the second floor.

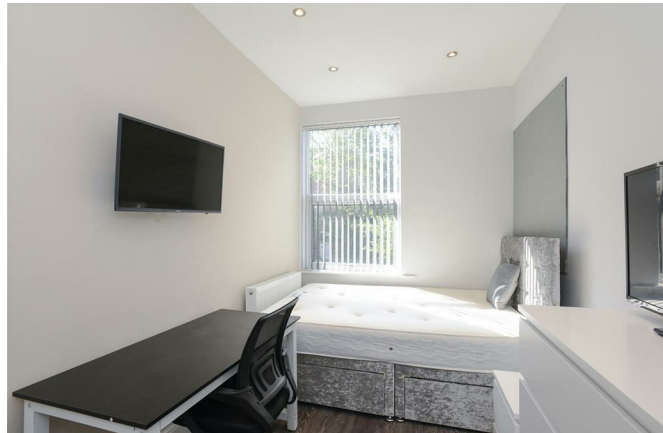
Well maintained throughout, the property benefits from gas central heating, and double glazing, and retains some original features. There is a garden area to the front.

We are advised that the property is currently let at £4030.00 per month (£48,360.00 per year). With an average of 0.9% yield.

The property is within easy reach of Nottingham City Centre, Nottingham Trent University, the QMC, and local transport links including the tram network.

Viewing is recommended!

Guide Price £490,000





ACCOMMODATION

The entrance door opens into the entrance hallway. The entrance hallway has doors opening into two ground floor bedrooms, and the open plan breakfast kitchen/reception room.

On the ground floor, one bedroom has a bay window to the front, and the second bedroom has French doors opening to the rear garden. These bedrooms share a Jack & Jill style shower room.

The breakfast kitchen/reception room has a range of wall, drawer and base units, square edge work surfaces, a sink and drainer unit with a mixer tap over, space for numerous appliances, plus a built in oven and a hob with an extractor hood over. There is a breakfast bar area, plenty of space for seating, stairs rising to the first floor, a window to the side, and a door opening to the garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors opening into three bedrooms, and a bathroom.

On this first floor, one of the bedrooms overlooks the front, and two overlook the rear. Shared by the three bedrooms on this floor, the bathroom has a bath with a shower over, a wash hand basin, and a wc.

On the second floor, the final bedroom has a window to the side, a store cupboard, and an en-suite shower room, which is fitted with a shower cubicle, a wash hand basin, and a wc.

OUTSIDE

At the front of the property there is a small forecourt, a lawned area, an area suitable to park bicycles, and access to the entrance door.

Currently Let

We are advised that the property is currently let at £4030.00 per month (£48,360.00 per year. With an average of 0.9% yield.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

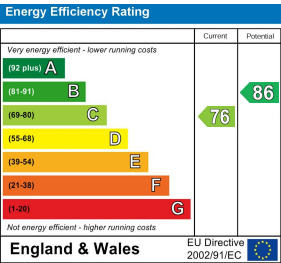
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

