



25 Teversal Avenue,
Nottingham, NG7 1PX

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** INVESTMENT OPPORTUNITY **

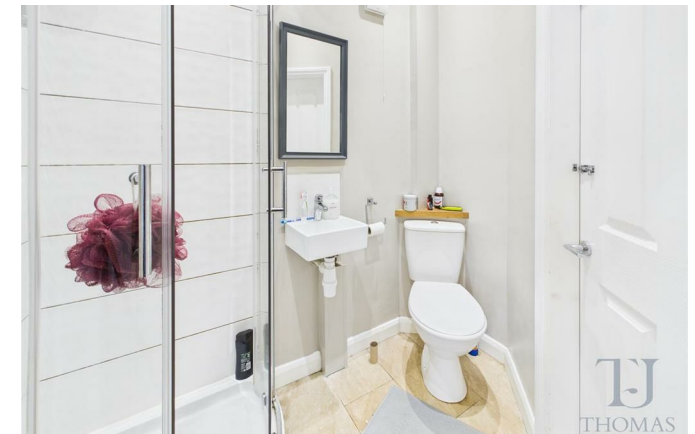
This semi detached property provides accommodation arranged three floors including: an entrance hallway, two bedrooms (sharing a Jack & Jill style shower room), and an open plan kitchen/living room on the ground floor, three bedrooms and a bathroom on the first floor, and a further bedroom with an en-suite shower room on the second floor.

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

An ideal investment purchase, the property is currently let to students. We are advised that the rent being achieved is £3,770 per month, with an annual income £45,240, and a gross yield 9.83%.

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

Guide Price £460,000





ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hallway has stairs rising to the first floor, and doors into the two ground floor bedrooms, and the open plan kitchen/living room.

The two ground floor bedrooms share a Jack & Jill Shower Room, which is fitted with a shower cubicle, a wash hand basin, and a wc.

The open plan kitchen/living room has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, two built in ovens, and a five ring gas hob. The central heating boiler is housed here, there is a window to the rear, plenty of space for a dining table and chairs, and open access to the living area, which has a window overlooking the rear yard, and a door opening out.

On reaching the first floor, the landing has doors into the three bedrooms at this level, and the bathroom. There are also stairs rising to the second floor.

The first floor bathroom has a panelled bath, a wash hand basin, and a wc.

The final bedroom on the second floor, has an en-suite shower room, which has a shower cubicle, a wash hand basin, and a wc.

OUTSIDE

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

There is an enclosed yard area to the rear of the property, with gated access to the side.

Currently Let

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For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band TBC (Student Accommodation)

Referral Arrangement Note

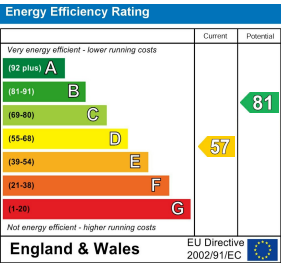
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

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MONEY LAUNDERING

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Approximate total area¹⁾
109 m²
1175 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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