



9 Wellington Square,  
Nottingham, NG7 1NG



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\*\*\*\* 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.

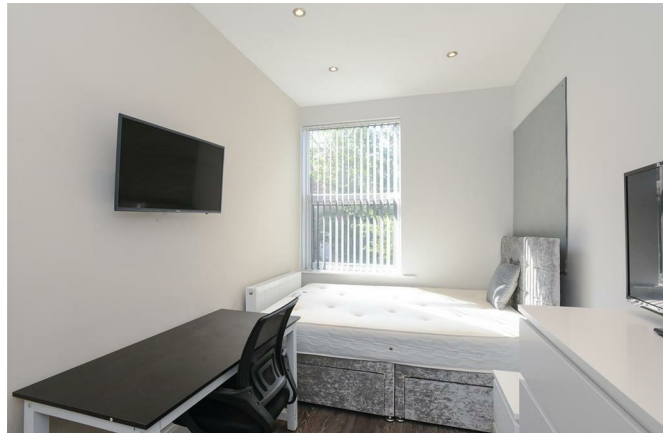
Well maintained throughout, the property benefits from gas central heating, and double glazing, and retains some original features. There is a garden area to the front.

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 £470,000





## 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

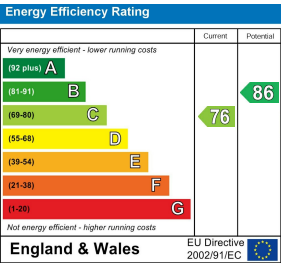
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