

**25 Birrell Road, Forest Fields, Nottingham,  
Nottinghamshire NG7 6LN**

**£225,000**

Tel: 0115 9680268



- Fully Let HMO Opportunity
- Communal Kitchen & Bathroom
- City Centre Location
- Traditional Terraced House
- Four Double Bedrooms
- Communal Lounge

Calling all investors! If you are in the market for a well-positioned four bedroom, HMO property to add to your portfolio then this is one for you. This magnificent investment opportunity offers an excellent yearly rental income. From this fully licenced HMO with a proven track record of consistent full occupancy due to its ultra-convenient location within easy reach of Nottingham city centre.

Upon entry on the ground floor, you will find an initial hallway with access into the first double bedroom with bay window to the front elevation, communal lounge area and a communal kitchen to the rear of the property. To the first-floor landing there is a further two double bedrooms and a communal bathroom with three piece suite and continued stairs providing access to the second floor which has the final large double bedroom.

Externally, there is on street parking to the front property and to the rear of the property there is a small decked sitting area to offer a private outside space with no upkeep required.

If you are serious investor, looking for an investment providing an instant return on completion, then look no further and call us today to book your early inspection of this property.

#### AN OBSCURE DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

##### **ENTRANCE HALL**

With radiator, ceiling light point and stairs to the first floor landing.

##### **COMMUNAL LOUNGE**

w: 3.73m x l: 3.4m (w: 12' 3" x l: 11' 2")

A spacious communal lounge with a radiator, ceiling light point, door into the communal kitchen and a double glazed window to the rear elevation.

##### **KITCHEN**

w: 3.05m x l: 2.74m (w: 10' x l: 9' )

A communal kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink with drainer and mixer tap. Freestanding cooker with four ring electric hob. Space for free standing fridge/freezer, plumbing for a washing machine. There is also a radiator, ceiling light point, tiled splashbacks, tiled floor and a double glazed window to the rear elevation and an access door opening to the rear decked area.

##### **BEDROOM ONE**

w: 4.45m x l: 3.35m (w: 14' 7" x l: 11' )

A spacious double bedroom with a radiator, ceiling light point and a large double glazed bay window to the front elevation.

##### **FIRST FLOOR LANDING**

With a ceiling light point and stairs to the second floor.

##### **BEDROOM TWO**

w: 3.76m x l: 2.67m (w: 12' 4" x l: 8' 9")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

##### **BEDROOM THREE**

w: 4.39m x l: 3.56m (w: 14' 5" x l: 11' 8")

A third double bedroom with a radiator, ceiling light point and two double glazed windows to the front elevation.

## **COMMUNAL BATHROOM**

w: 2.64m x l: 1.75m (w: 8' 8" x l: 5' 9")

With three piece suite comprising of a panelled bath with wall mounted electric shower over, pedestal wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

## **SECOND FLOOR LANDING**

The second floor lays host to the fourth and final largest room within this property.

## **BEDROOM FOUR**

w: 5.28m x l: 4.01m (w: 17' 4" x l: 13' 2")

A large double bedroom with internal wardrobes, radiator, ceiling light point and a double glazed window to the front elevation.

## **OUTSIDE**

Externally, there is on street parking to the front property and to the rear of the property there is a small decked sitting area to offer a private outside space with no upkeep required.

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

## **TENURE**

The property is being sold as a freehold. With four tenants currently in place.

## **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

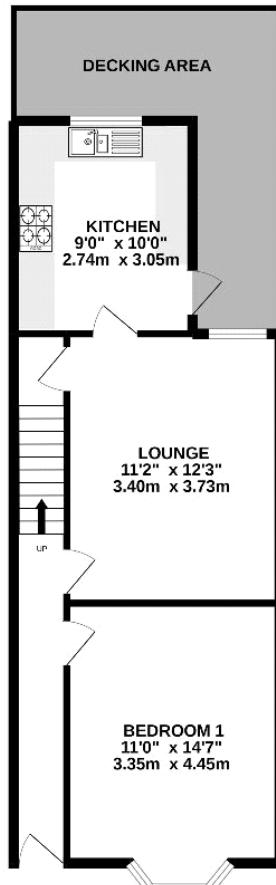
## **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

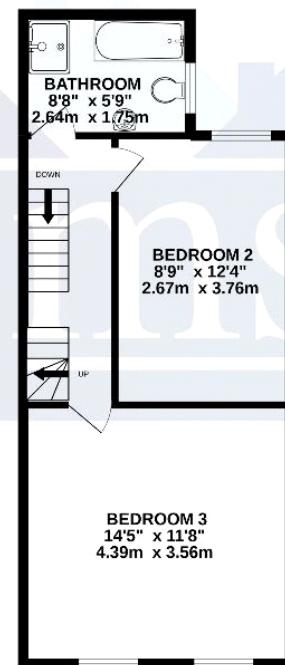




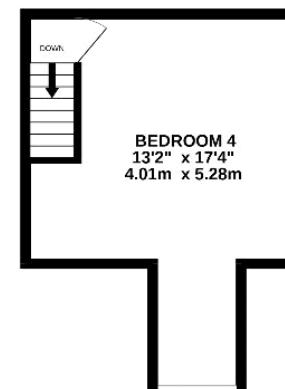
## GROUND FLOOR



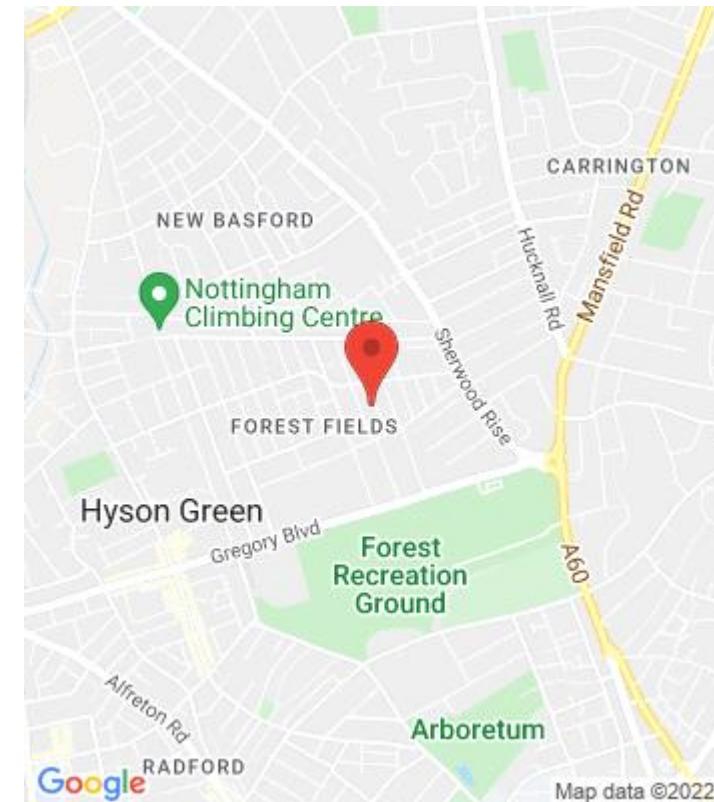
## 1ST FLOOR



## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only

JMS Property Management

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