



**58 Derbyshire Lane, Hucknall, Nottingham,
Nottinghamshire NG15 7GB**

£210,000

Tel: 0115 9680268



- Additional Self Contained Flat
- Two Shower Rooms & Separate WC
- Rear Garden With Store Room
- Convenient Location
- Large Traditional Terraced House
- HMO With Four Studio Rooms

A must for all investors! If you are in the market for a large HMO property to add to your existing portfolio, then look no further than this extremely well-positioned large traditional terraced house situated on the lovely wide residential street of Derbyshire Lane. This property currently benefits from four studios and a separate self-contained flat to the top floor providing five internal letting opportunities that also offers excellent scope and potential to further increase properties value and the rental income overtime. Which really does help in making this a staggering opportunity for all potential investment buyers.

Upon entry on the ground floor, you will find an initial hallway with access into the first studio with bay window to the front elevation and also access into the second studio which enjoys access into its well-proportioned kitchen. To the first-floor landing there is a further two studios and a communal shower room and separate WC and finally there is a door opening to the stairs that provide access to the second floor which lays host to the large self contained flat.

Externally, there is plenty of on street parking available to the front property due to the street itself being particularly wide. To the rear of the property there is a low maintenance private outside space with access into an external storage room.

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.

A SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALL

w: 2.51m x l: 1.83m (w: 8' 3" x l: 6')

With a ceiling light point, ground floor access into studio one and studio two and stairs providing access to the first floor landing.

STUDIO ONE

w: 4.32m x l: 3.43m (w: 14' 2" x l: 11' 3")

The first of four spacious studios with fitted kitchen units, inset sink, wall mounted electric radiator, ceiling light point and a large double glazed bay window to the front elevation.

STUDIO TWO

w: 3.78m x l: 3.43m (w: 12' 5" x l: 11' 3")

The second spacious studio with fitted kitchen units, inset sink, wall mounted electric radiator, ceiling light point, internal wardrobes, double glazed window to the rear elevation and a door providing access into the adjoined kitchen.

KITCHEN AREA

w: 2.9m x l: 1.73m (w: 9' 6" x l: 5' 8")

Accessed off studio two but also with a double glazed rear door that opens to the rear of the property. With fitted wall cupboards and base units. Inset sink, free standing cooker, plumbing for a washing machine and a double glazed window to the rear elevation.

FIRST FLOOR LANDING

w: 7.09m x l: 2.95m (w: 23' 3" x l: 9' 8")

The first floor landing is a large well balanced floor of this property that has access into studio three and studio four. The shared shower room, separate WC and finally an entrance door into the self contained flat that privately conceals the whole of the top floor flat.

STUDIO THREE

w: 3.89m x l: 3.58m (w: 12' 9" x l: 11' 9")

The third studio with fitted kitchen units, inset sink, wall mounted electric radiator, ceiling light point and a double glazed window to the front elevation.

STUDIO FOUR

w: 3.81m x l: 3.1m (w: 12' 6" x l: 10' 2")

The fourth studio with fitted kitchen units, inset sink, wall mounted electric radiator, ceiling light point and a double glazed window to the rear elevation.

SHOWER ROOM

w: 1.63m x l: 0.66m (w: 5' 4" x l: 2' 2")

With three piece suite comprising a shower enclosure with wall mounted electric shower over, pedestal wash hand basin and a Low flush WC. There is also an extractor fan, ceiling light point and an obscure double glazed window to the rear elevation.

SEPARATE WC

w: 1.12m x l: 0.97m (w: 3' 8" x l: 3' 2")

A second shared WC. There is also a ceiling light point and wall mounted boiler.

SELF CONTAINED FLAT

w: 9.55m x l: 3.89m (w: 31' 4" x l: 12' 9")

An open plan self contained flat with a dual aspect and excellent ceiling height. This fantastic space has a fitted kitchen area. There is also wall mounted electric radiator, ceiling lighting, double glazed windows to both the front and rear elevations. Stairs providing access up to the mezzanine and access into the en suite shower room.

SHOWER ROOM

w: 1.98m x l: 1.22m (w: 6' 6" x l: 4')

With three piece suite comprising a double shower enclosure, wash hand basin and a Low flush WC. There is also a ceiling light point, part tiled walls and an obscure double glazed window to the rear elevation.

MEZZANINE

w: 3.96m x l: 2.26m (w: 13' x l: 7' 5")

A well placed mezzanine area with a double glazed Velux window to the rear elevation.

OUTSIDE**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 sitting 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

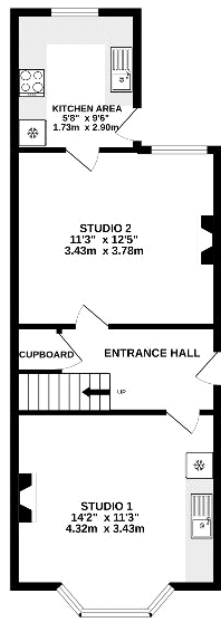
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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



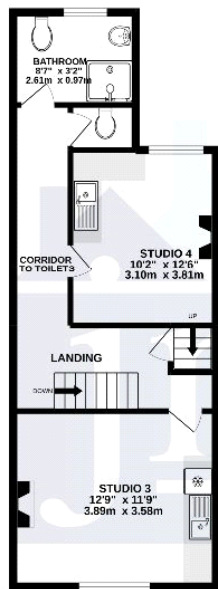




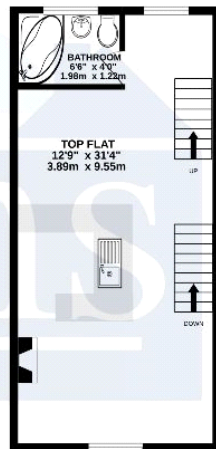
GROUND FLOOR
519 sq ft (50.2 sq m) approx.



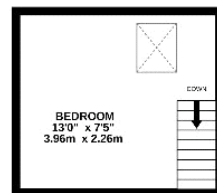
1ST FLOOR
505 sq ft (47.2 sq m) approx.



2ND FLOOR
423 sq ft (39.3 sq m) approx.



MEZZANINE
178 sq ft (16.7 sq m) approx.



TOTAL FLOOR AREA: 1636 sq.ft (152.0 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Viewing by appointment only
 JMS Sales & Lettings
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

