



**113 Allington Avenue, Nottingham,
Nottinghamshire NG7 1JY**

£340,000

Tel: 0115 9680268



- 6 Bed HMO - Fully let
- Large Semi Detached House
- Communal Lounge
- City Centre Location
- Open Plan Dining Kitchen
- Communal Kitchen & Bathroom

Calling all investors! If you are in the market for a well-positioned six 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 licensed HMO with a proven track record of consistent full occupancy due to its ultra-convenient location within easy reach of Nottingham city centre and will be fully let for the 2024/25 academic year achieving £26,660 per annum (Not including bills).

Upon entry on the ground floor, you will find a generous hallway with access into the first double bedroom with bay window to the front elevation, communal lounge area and downstairs w/c. a communal kitchen/dining area to the rear of the property which was extended, accessed off the lounge. To the first floor landing there is a further 4 double bedrooms and a communal bathroom with three piece suite and continued stairs providing access to the second floor which has the two final double bedrooms.

Externally, there is on street permit parking to the front and to the rear of the property is a large patio area with a low amount of maintenance needed also side access to the front.

Council Tax Band: C

ENTRANCE HALL

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

COMMUNAL LOUNGE

A spacious communal lounge with a radiator, ceiling light point, exposed brick fireplace and open plan access into kitchen diner

KITCHEN DINER

A Communal kitchen diner having a range of modern wall cupboards, base units and drawers with working surfaces over. Inset stainless steel double sink with drainer and mixer tap. Inset four ring gas hob and oven. Plumbing for a washing machine and dishwasher with built-in fridge/freezer. There is also a radiator, ceiling light point, tiled floor, double glazed window & large skylight window to the rear elevation, double doors for access to the garden.

BEDROOM ONE

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

DOWNSTAIRS WC

Toilet, wash basin and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM TWO

A second double bedroom with a radiator, ceiling light point, built-in wardrobe and two double glazed window to the front elevation.

BEDROOM THREE

A third double bedroom with a radiator, ceiling light point, built-in wardrobe and three double glazed windows to the front elevation.

BEDROOM FOUR

A fourth double bedroom with a ceiling light point, built-in wardrobe and three double glazed windows to the rear elevation.

COMMUNAL BATHROOM

With three piece suite comprising of a square shower encloser, pedestal wash basin and a low flush WC. There is also a radiator, ceiling light point and an obscure two double glazed windows to the rear elevation.

SECOND FLOOR LANDING

This floor comprises of the final two double bedrooms and another communal bathroom

BEDROOM FIVE

A generous double bedroom made possible with a large dormer to the rear elevation. Ceiling light point, radiator, built-in wardrobe and three double glazed windows to rear elevation.

BEDROOM SIX

A large double bedroom loft conversion with ceiling light point, radiator, built-in wardrobe and two double glazed skylight windows to front elevation.

COMMUNAL BATHROOM

With three piece suite comprising of a square shower encloser, pedestal wash basin and a low flush WC. There is also a radiator, ceiling light point and an obscure two double glazed windows to the rear elevation.

OUTSIDE

To the front of the property there is permitted on-street parking and to the rear is a large patio area offering minimal upkeep

VIEWING INFORMATION

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

TENURE

The property is being sold as a freehold. With six tenants 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.





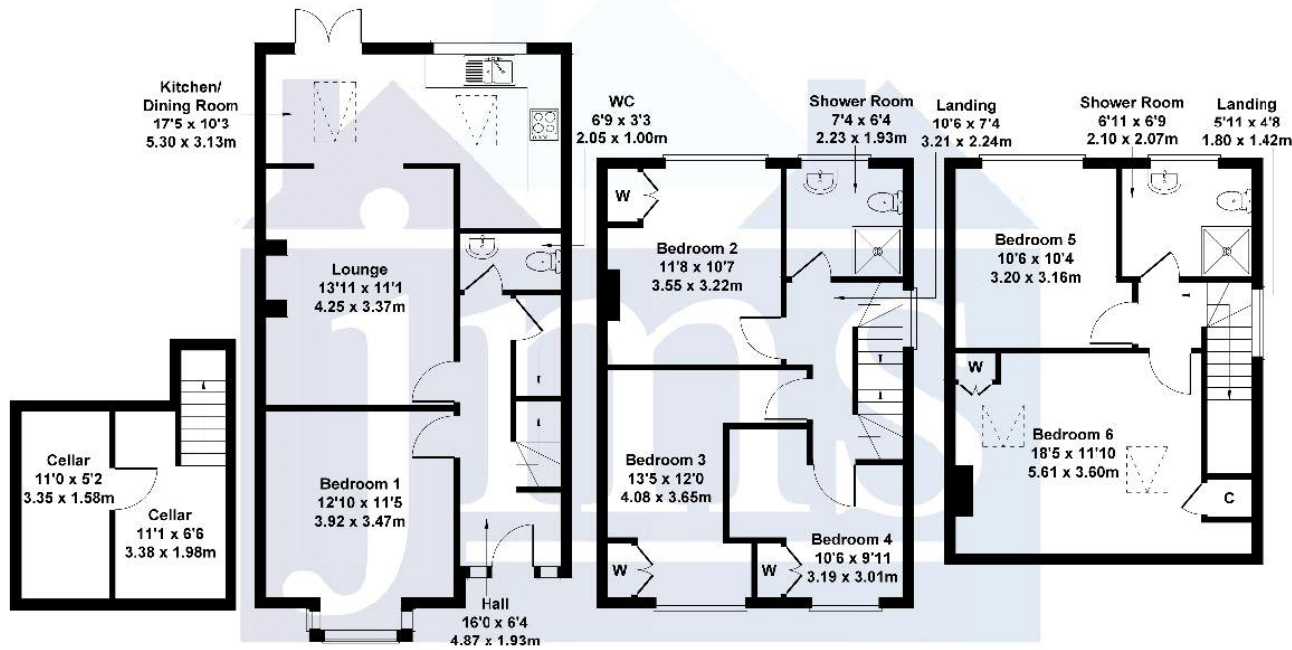




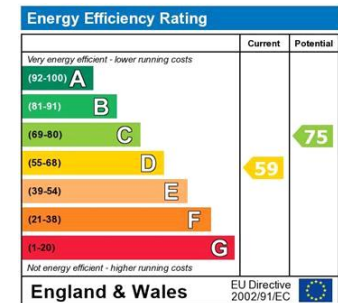
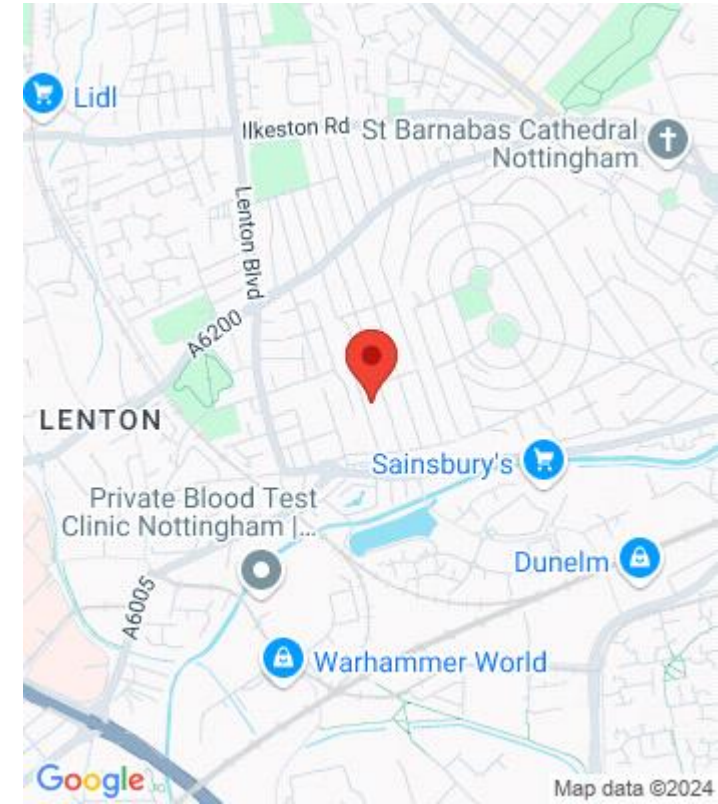


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Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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
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