



**78 Harrington Drive, Nottingham,  
Nottinghamshire NG7 1JN**

**Guide Price £340,000**

Tel: 0115 9680268



- Detached HMO
- Utility & Study
- En Suite & Two Bathrooms
- Expected Gross ROI - £34,860
- Quiet Residential Street
- Close To Both University's
- Six Double Bedrooms
- Large Living & Kitchen

Calling all investors! If you are in the market for a well-positioned six-bedroom, detached 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 occupancy due to its ultra-convenient location within easy reach of Nottingham city centre and within walking distance to the university campus. The property is currently in the process of being let and is expected to achieve a gross annual return of £34,860 to include the tenant's bills.

The accommodation comprises a spacious entrance hall, two large double bedrooms, handy utility room and stairs rising to the lower ground floor and up to the first floor. On the ground floor there is a double bedroom, open plan kitchen and adjoined living room which opens onto the rear garden, the first-floor lays host to a further two large double bedrooms, study/office and a modern bathroom and finally to the second floor there is a further double bedroom with en suite bathroom.

Externally, the property stands on a tree lined and extremely central street which offers on street parking to the front property which is controlled by permits. There is a double gated access onto the surprisingly private rear garden which offers an excellent amount of external space.

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.

#### **ENTRANCE HALL**

w: 4.37m x l: 2.24m (w: 14' 4" x l: 7' 4")

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

#### **BEDROOM TWO**

w: 3.71m x l: 3.28m (w: 12' 2" x l: 10' 9")

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

#### **BEDROOM THREE**

w: 4.75m x l: 3.28m (w: 15' 7" x l: 10' 9")

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

#### **UTILITY**

w: 2.92m x l: 2.21m (w: 9' 7" x l: 7' 3")

A handy utility room with fitted units with working surfaces over. There is also a ceiling light point, door providing access to the stairs to the lower ground floor and a double glazed window and door to the external rear and side elevations.

#### **INNER HALL**

w: 2.13m x l: 1.52m (w: 7' x l: 5' )

A lower ground floor hall with access into the communal kitchen and living space and access into a shower room and a further bedroom.

#### **OPEN PLAN LIVING KITCHEN**

w: 7.98m x l: 3.12m (w: 26' 2" x l: 10' 3")

An adjoined living room and kitchen seamlessly combined with a kitchen fitted with an extensive range of wall cupboards, base units and drawers, integrated oven, four ring hob with wall mounted extractor hood over. Inset sink with drainer and mixer tap, plumbing for a washing machine and space for a fridge/freezer. There is also a radiator, ceiling lighting open plan access into the living area with radiator, ceiling lighting and door into the rear garden.

### **BEDROOM ONE**

w: 4.27m x l: 2.01m (w: 14' x l: 6' 7")

A slightly smaller double bedroom but with a well placed walk through wardrobe area with fitted shelving and hanging rails. There is a ceiling lighting, radiator and a double glazed window to the rear elevation.

### **SHOWER ROOM**

w: 2.06m x l: 1.35m (w: 6' 9" x l: 4' 5")

With a three piece suite comprising a shower enclosure with wall mounted shower, low flush WC and a wash hand basin. There is also a radiator, ceiling lighting and an extractor fan.

### **FIRST FLOOR LANDING**

w: 2.24m x l: 1.88m (w: 7' 4" x l: 6' 2")

With ceiling lighting, access into two further large double bedrooms, a handy separate study/office and a spacious bathroom.

### **BEDROOM FOUR**

w: 4.32m x l: 3.28m (w: 14' 2" x l: 10' 9")

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

### **BEDROOM FIVE**

w: 3.68m x l: 3.28m (w: 12' 1" x l: 10' 9")

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

### **BATHROOM**

w: 2.24m x l: 2.21m (w: 7' 4" x l: 7' 3")

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

### **SECOND FLOOR:**

#### **BEDROOM SIX**

w: 4.14m x l: 3.45m (w: 13' 7" x l: 11' 4")

A sixth and final double bedroom with two Velux style windows to the rear elevation. Radiator, ceiling light point and access into its own:

#### **EN-SUITE**

w: 1.73m x l: 1.3m (w: 5' 8" x l: 4' 3")

An en suite bathroom with panelled bath with mixer tap, wash hand basin and a low flush WC. There is also ceiling light point and an extractor fan.

### **OUTSIDE**

Externally, the property stands on a tree lined and extremely central street which offers on street parking to the front property which is controlled by permits. There is a double gated access onto the surprisingly private rear garden which offers an excellent amount of external space.

### **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 vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

### **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 any 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.



















Viewing by appointment only  
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