



**208 Alfreton Road, Nottingham,  
Nottinghamshire NG7 3PE**

**£185,000**

Tel: 0115 9680268



Attention investors! If you are in the market for a well-positioned four-bedroom, five bathroom, 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. Returning £20,400 per annum with tenants paying their own bills.

Upon entry on the ground floor, you will find an initial hallway with access into the first double bedroom with en suite, communal lounge area and a further shower room to the rear of the property. To the first-floor landing there is a communal kitchen, a further double bedroom with en suite shower room and continued stairs providing access to the second floor with a further two double bedrooms again with en suite shower rooms.

Externally, there is a private courtyard style rear garden 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.

### **ENTRANCE HALL**

A communal entrance hall with access into the first of the four bedrooms. Access into a living area and a further additional shower room and door providing access onto the outside rear garden.

### **BEDROOM ONE**

w: 3.68m x l: 3.1m (w: 12' 1" x l: 10' 2")

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

### **EN-SUITE**

w: 2.21m x l: 0.89m (w: 7' 3" x l: 2' 11")

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

### **COMMUNAL LOUNGE**

w: 3.78m x l: 3.63m (w: 12' 5" x l: 11' 11")

A reception room with a radiator, ceiling light point, double glazed window to the rear elevation and an internal access door into the rear lobby which gives access into a further shower room.

### **SHOWER ROOM**

w: 2.26m x l: 1.73m (w: 7' 5" x l: 5' 8")

With three piece suite comprising a shower enclosure with wall mounted shower, pedestal wash hand basin and a low flush WC. There is also a chrome heated towel radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

### **FIRST FLOOR LANDING**

w: 3.81m x l: 1.7m (w: 12' 6" x l: 5' 7")

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

### **KITCHEN**

w: 3.81m x l: 2.29m (w: 12' 6" x l: 7' 6")

A neutral and modern fitted kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring hob with wall mounted extractor hood over. There is also plumbing for a washing machine and space for a fridge/freezer.

### **BEDROOM TWO**

w: 4.52m x l: 3.68m (w: 14' 10" x l: 12' 1")

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

### **EN-SUITE**

w: 2.29m x l: 0.91m (w: 7' 6" x l: 3' )

With three piece suite comprising a shower enclosure with wall mounted shower, pedestal wash hand basin and a low flush WC. There is also a chrome heated towel radiator, ceiling

lighting and an extractor fan.

### **SECOND FLOOR LANDING**

With ceiling lighting and access into the final two bedrooms.

### **BEDROOM THREE**

w: 3.71m x l: 3.2m (w: 12' 2" x l: 10' 6")

With a radiator, ceiling light point and a double glazed window to the front elevation.

### **EN-SUITE**

w: 2.72m x l: 0.84m (w: 8' 11" x l: 2' 9")

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

### **BEDROOM FOUR**

w: 3.81m x l: 2.74m (w: 12' 6" x l: 9' )

With a radiator, ceiling light point and a double glazed window to the rear elevation.

### **EN-SUITE**

w: 2.31m x l: 0.89m (w: 7' 7" x l: 2' 11")

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

### **OUTSIDE**

### **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.

### **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 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.







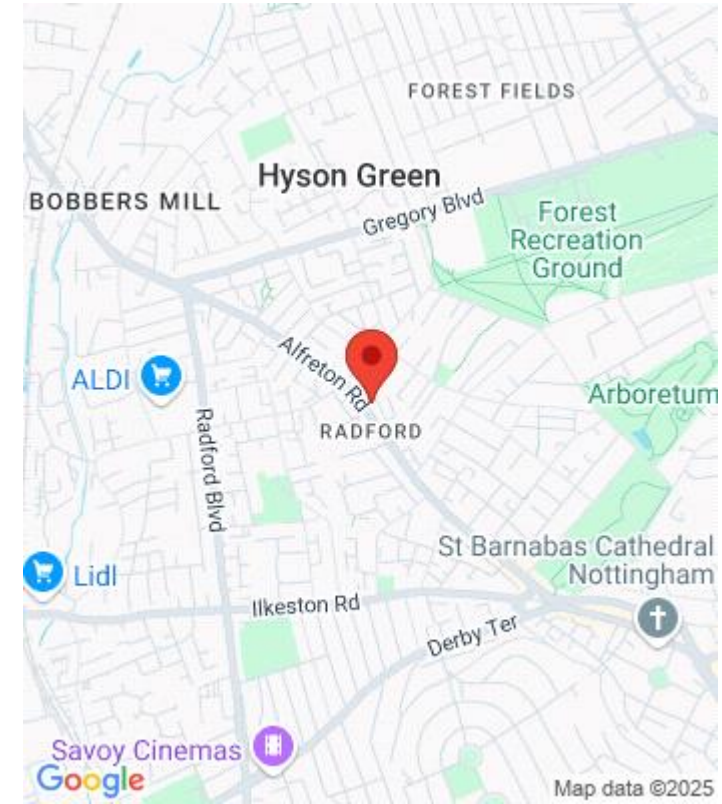
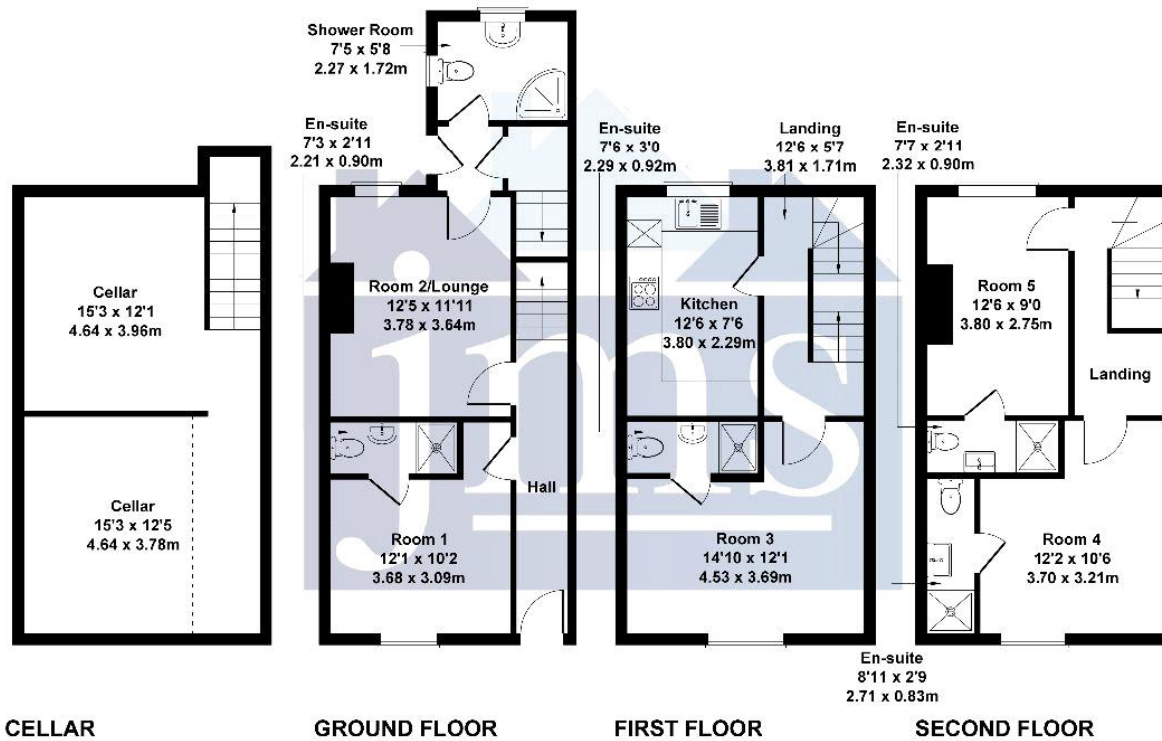






# 208 Alfreton Road, Nottingham, NG7 3PE

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



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

Viewing by appointment only  
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