



**39 Annesley Road, Hucknall, Nottingham,  
Nottinghamshire NG15 7AD**

**£280,000**

Tel: 0115 9680268



- Fully Licensed HMO
- Achieving Gross - £29,880 PA
- Viewing Essential To Appreciate
- Bathroom & Shower Room
- Modern Dining Kitchen
- Five Generous Bedrooms

A magnificently renovated & fully licenced, five-bedroom HMO that is currently fully occupied achieving a gross rental income of just short of £30,000 per year which is being offered to the open market. The property currently hosts professionals and has been sleek & stylishly finished by the current owner from top to bottom.

The accommodation comprises five bedrooms that are well proportioned and spacious, and the layout has two ground floor bedrooms and three bedrooms to the first floor alongside a fabulous dining kitchen which benefits from contemporary easy on the eye fittings & handy utility with washing machine and dryer, a large bathroom with free standing bath and shower and a separate shower room for the ultimate convenience.

Externally this property is located in a handy and convenient location within walking distance to Hucknall town centre, tram and train station alongside easy walking distance to a whole host of amenities.

### **ENTRANCE HALL**

With a feature flooring, original panelling, ceiling lighting and stairs providing to the first floor landing.

### **BEDROOM ONE**

w: 5.08m x l: 4.04m (w: 16' 8" x l: 13' 3")

A large ground floor bay fronted bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

### **BEDROOM TWO**

w: 4.11m x l: 3.51m (w: 13' 6" x l: 11' 6")

A second large ground floor bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

### **OPEN PLAN DINING KITCHEN**

w: 4.04m x l: 3.35m (w: 13' 3" x l: 11' )

A beautifully finished contemporary communal kitchen having a sleek and stylish range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap, integrated oven, four ring hob with extractor hood over. There is also a fridge/freezer, ceiling spotlights, dining table, double glazed window to the side elevation and a door opening into the handy utility.

### **UTILITY**

w: 2.36m x l: 2.08m (w: 7' 9" x l: 6' 10")

Again matching in that sleek and stylish style from the kitchen, there is base units with working surfaces over. Inset sink with drainer and chrome mixer tap, washing machine and a tumble dryer. There is also ceiling lighting, double glazed window to the rear and a rear door providing access to the external communal space.

### **FIRST FLOOR LANDING**

With ceiling lighting.

### **BEDROOM THREE**

w: 4.57m x l: 4.14m (w: 15' x l: 13' 7")

A third large bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

### **BEDROOM FOUR**

w: 4.19m x l: 3.99m (w: 13' 9" x l: 13' 1")

A fourth large bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

### **BEDROOM FIVE**

A fifth and final bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

### **COMMUNAL BATHROOM**

w: 3.35m x l: 2.21m (w: 11' x l: 7' 3")

A stunning large bathroom with four piece suite comprising a free standing bath, large corner shower with internally plumbed shower, wash hand basin with chrome mixer tap and a Low flush WC. There is a chrome heated towel rail, ceiling light point and obscure double glazed windows to the rear elevation.

### **SHOWER ROOM**

w: 2.24m x l: 1.52m (w: 7' 4" x l: 5' )

A second shared shower room with a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, Low flush WC and a wash hand basin with chrome mixer tap. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation.

### **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. 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.





















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JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

