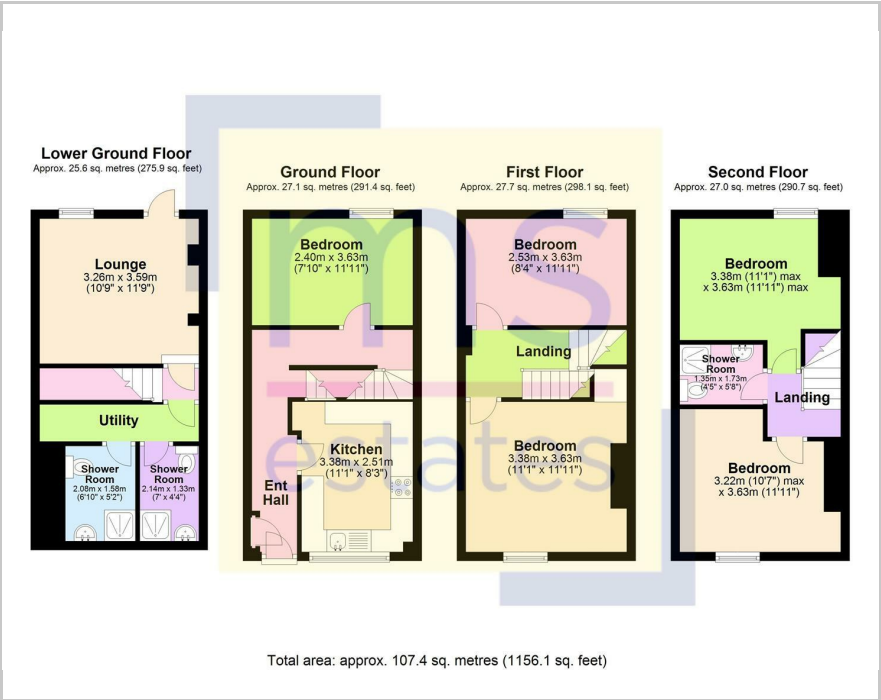




6 Park Road, Nottingham, NG7 1JG
£295,000


Floor Plan



Area Map



- Five double bedrooms
- Three shower rooms
- Separate lounge
- Recently upgraded kitchen and showers
- 11% gross yield
- Gross monthly income of £2,708 (inclusive of bills) until summer 2026.
- Popular student location in Lenton
- Close to local amenities
- Double glazing and gas central heating
- Turnkey investment opportunity

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	73	88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.