



59 Coleby Avenue, Nottingham, NG7 2NF

£172,500



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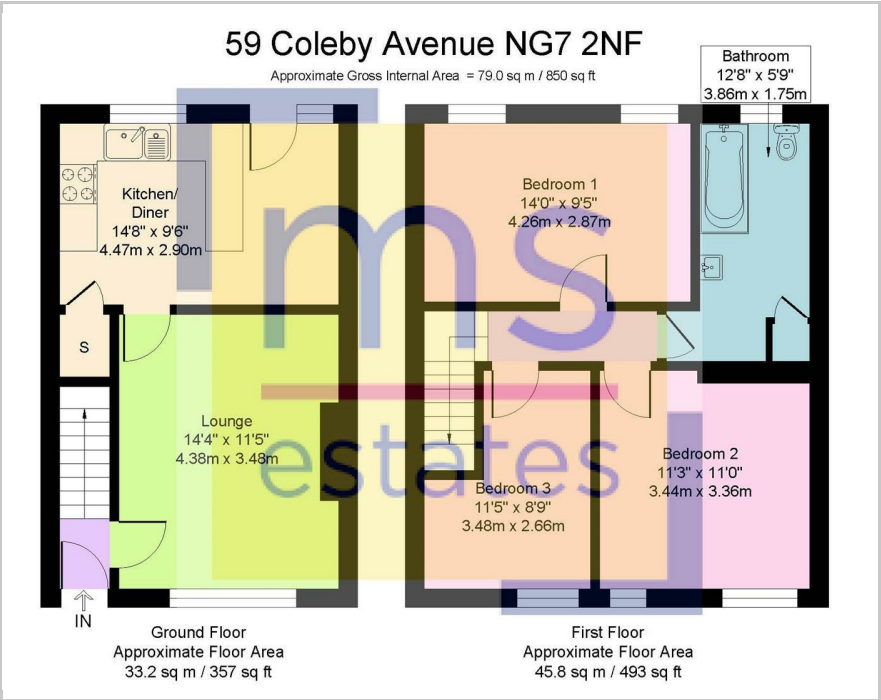


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Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

- Licensed HMO: A ready-to-go investment.
- 10% Gross Yield: Strong return on investment.
- Immediate Income: Let at £17,250 until August 2026.
- Ideal for Investors: Perfect for new or experienced landlords.
- Three Bedrooms: Good-sized, well-proportioned rooms.
- Practical Layout: Separate lounge and dining kitchen.
- Front & Rear Gardens: Valuable outdoor space.
- Gas Central Heating: Ensures a warm, comfortable home.
- Double Glazing: Excellent insulation and energy efficiency.
- Prime Location: Close to the University of Nottingham & QMC.

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

