



£250,000

Blackburn Way, Nottingham

Terraced House | 4 Bedrooms | 3 Bathrooms

0115 697 28 29



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# Step Inside

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## Key Features

- Bath with over bath shower
- Carpets throughout
- chain free
- Double Glazing
- Downstairs WC
- Front and rear gardens
- Garage
- Long lease
- tenanted

## Property Description

INVESTMENT OPPORTUNITY. For the 'Buy to Let' investor this property is currently achieving £15,048 per annum rent on a company let.

## Main Particulars

INVESTMENT OPPORTUNITY. For the 'Buy to Let' investor this property is currently achieving £15,048 per annum rent on a company let.

The terms of the lease are that the Tenant (the Company) is responsible for all maintenance and repairs except the boiler, electrics, and structure of the building. Therefore the new owner has a significant cost saving on expenses such as property management, repairs and maintenance, and re-letting costs as under this lease there are no voids. The tenant completes the routine gas safety certificates and EICR tests.

4 Double bedrooms

Living Room (currently used as a bedroom)

Dining room

Kitchen

Shower Room/WC

1 En-Suite Bathroom

1 Bathroom

EPC: C 69 83

Council Tax Band: C

Within Selective Licencing Areas

Within Additional and HMO Licensing Areas

Approximately 4 years left on lease with Tenant.

The vendor is looking for a quick sale, ideally 7-8 weeks for completion. Cash Buyers Preferred.

Please note that the photographs are for visual demonstrations only. We strongly recommend that you view the property in person should you have a serious interest in the property.

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the validation process and we would ask for your cooperation so that there will be no delay.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs, and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own inquiries regarding the property, particularly concerning furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any sale for one of the advertised properties, the condition and contents of the property will normally be set out by your solicitor. Please make

sure you carefully read and agree with any items identified as part of the purchase.

Council Tax Band: C (Nottingham City Council)

Tenure: Freehold

### **Entrance hall**

### **WC**

**Bedroom 5** w: 3.55m x l: 2.48m (w: 11' 8" x l: 8' 2")

8.81m<sup>2</sup>

### **FIRST FLOOR:**

**Bedroom 1** w: 3.68m x l: 2.57m (w: 12' 1" x l: 8' 5")

9.46m<sup>2</sup>

**En-suite** w: 1.87m x l: 1.86m (w: 6' 2" x l: 6' 1")

**Living room** w: 4.56m x l: 3.83m (w: 15' x l: 12' 7")

### **SECOND FLOOR:**

**Bedroom 2** w: 3.74m x l: 2.59m (w: 12' 3" x l: 8' 6")

6.69m<sup>2</sup>

**Bedroom 3** w: 3.09m x l: 2.59m (w: 10' 2" x l: 8' 6")

8.01m<sup>2</sup>

**Bedroom 4** w: 2.76m x l: 1.88m (w: 9' 1" x l: 6' 2")

5.19m<sup>2</sup>

**Bathroom** w: 1.96m x l: 1.88m (w: 6' 5" x l: 6' 2")

### **Garage**

Single garage included. This is separate to the house.

### **Garden**

Tiered garden with astroturf, easy to maintain and have spectacular vegetation.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP





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