



9 Hilcot Drive, Aspley, Nottingham, NG8 5HR

Guide Price **£140,000**

DavidJames
the estate agent



9 Hilcot Drive

Aspley, Nottingham

Ideal investment opportunity – 3 bed end-terrace house with sitting tenants and 6% yield. Well-maintained, modern interior, off-road parking, and garage. Monthly income £700, hassle-free addition to your portfolio.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End terraced house sold with sitting Tenants available to INVESTORS ONLY
- Three bedrooms
- Entrance hall, lounge with bay window and electric fire
- Dining kitchen with range cooker, tiled cooker and patio doors to the rear garden
- First floor bathroom/Wc with white suite, tiled flooring and mains pressure shower
- Gas central heating, UPVC double glazing
- Tandem driveway provides off road parking. garage situated to the rear garden
- Good sized enclosed lawned rear garden with patio area
- Sold with no upward chain
- Current Tenants paying £700 pcm offering a gross yield of 6%







Floor 0



Floor 1

Approximate total area⁽¹⁾

60.65 m²

652.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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