

9 Hilcot Drive, Aspley, Nottingham, NG8 5HR Guide Price £140,000









## 9 Hilcot Drive

## Aspley, Nottingham

Ideal investment opportunity - 3 bed endterrace 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

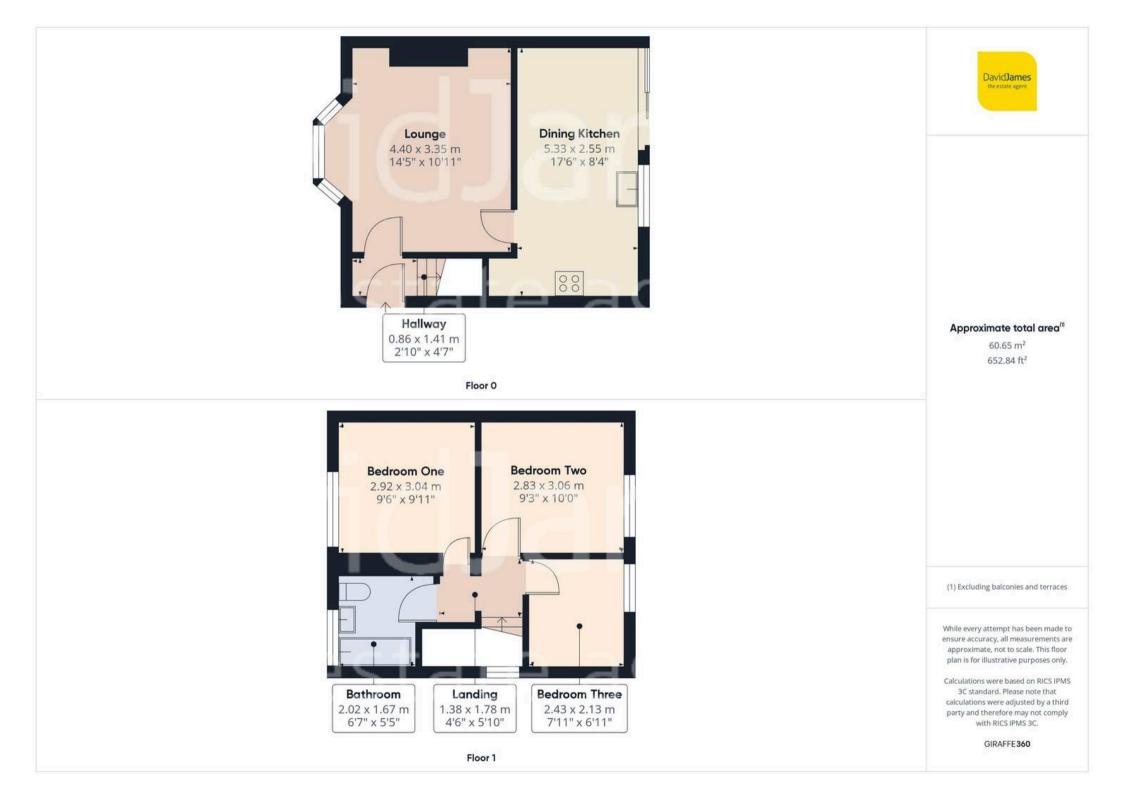
Tenure: Freehold

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%







## **David James Estate Agents**

**98-100 Front Street, Arnold - NG5 7EJ** 0115 955 5550 • arnold@david-james.com • www.david-james.com These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.