



**115 Cliff Road, Nottingham**

Guide Price £240,000 | £1,196 pcm

 **Comfort**  
Estates





## 115 Cliff Road

Nottingham, Nottingham

Modern 2-Bedroom Investment Property with  
Tenant in Situ – £1,352 Monthly Income

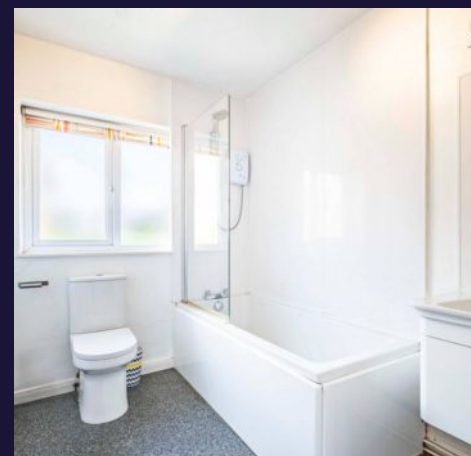
Prepare to be impressed by this beautifully modernised 2-bedroom end-of-terrace home, ideally positioned for a hands-off, buy-to-let investment with a professional tenant already in place. Offering generously proportioned double bedrooms and a bright, contemporary interior, this rare gem is ready to deliver strong, immediate returns.

Located in a prime position, the property is just a short walk from Nottingham City Centre, Queen's Medical Centre, the University of Nottingham, and Nottingham Train Station—perfectly placed for professionals.

The ground floor features a welcoming entrance hall, a stylish living room, and a spacious kitchen diner that flows seamlessly, creating a warm and sociable atmosphere. Upstairs, you'll find two large double bedrooms, both with brand-new carpets and fresh décor, plus a modern bathroom complete with a sleek white three-piece suite.

Externally, the property benefits from a low-maintenance rear garden with gated side access, while on-street permit parking makes life easy for residents.

With a current rental income of £1,352 per month, this is a fantastic opportunity for both new investors and experienced landlords seeking a profitable, low-maintenance addition to their portfolio.







## 115 Cliff Road

Nottingham, Nottingham

Modern 2-bed end-terrace with tenant in situ, earning £1,352pcm. Prime location near QMC, UoN & city centre. Stylish interiors, garden, permit parking. Ideal turnkey buy-to-let investment!

Council Tax band: A

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Buy-To-Let Opportunity
- Two Double Bedrooms
- Modern Throughout
- Direct Access To Nottingham Train Station
- Walking Distance To The City Centre, QMC and University of Nottingham
- Currently Achieving £1,352 PCM
- On Street Permit Parking





You can include any text here. The text can be modified upon generating your brochure.







### **Living Room**

14' 10" x 11' 9" (4.51m x 3.57m)

Bright and spacious living room with brand new carpet, gas fireplace, window to the front aspect, and access to the kitchen.

### **Kitchen/Diner**

9' 4" x 15' 0" (2.84m x 4.57m)

Lined with a range of modern, high-gloss wall and base units with worktops over. Fitted with an inset sink and drainer, integral appliances, and space/plumbing for a washing machine and tumble dryer with access to the rear garden.

### **Bedroom 1**

11' 4" x 11' 9" (3.46m x 3.57m)

Double bedroom with brand new carpet, built-in storage cupboard and window to the front aspect.

### **Bedroom 2**

13' 1" x 8' 0" (3.99m x 2.45m)

Second double bedroom with brand new carpet, built-in storage unit, and window to the rear aspect.

### **Bathroom**

9' 11" x 6' 8" (3.02m x 2.02m)

Well-presented bathroom with classic white tile. A three-piece suite comprises a panel bath with a shower over, W.C, and a floating basin with an illuminating LED mirror above.













FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 35 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>  
TOTAL: 70 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





GROSS INTERNAL AREA  
FLOOR 1: 25 m<sup>2</sup>, FLOOR 2: 25 m<sup>2</sup>  
TOTAL: 50 m<sup>2</sup>  
(GROSS AREA INCLUDING COMMON AREAS, STAIRS, LIFT, ACTUAL FLOOR AREA)





## Comfort Estates

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