

# WTS PROPERTIES

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**Investment Opportunity Producing £12,000 Per Annum**

**48 Perivil Street Nottingham NG7 4AH Guide Price £POA**

**KEY FEATURES** - Urban Property , Allocated Parking , Central Heating , Double Glazing and 2 Bathrooms

WTS are delighted to offer this 6 bedroom town house situated near the centre of Nottingham. Set over three floors it briefly consists of to the ground floor; hall, kitchen and lounge. To the first floor there is a bathroom and three bedrooms. The second floor has three further bedrooms and a bathroom. Outside there is parking for one car. It is located near to public transport, Nottingham City Centre and close to all local amenities. Viewing via WTS Properties.

## Ground Floor

### HALL

Radiator, fitted carpet, smoke detector, stairs, under-stairs cupboard

### KITCHEN 14'2 x 12'2 (4.31m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1 1/4 bowl sink with mixer tap, fridge freezer, oven, built-in hob with extractor hood over, part tiled walls.

### LOUNGE 15'11 x 8'11 (4.85m x 2.71m)

PVCu double glazed windows to rear, radiator, fitted carpet, TV point, telephone point(s), french double doors to:

## First Floor

### LANDING

PVCu double glazed window, radiator, fitted carpet with smoke detector

### BEDROOM 1 15'2 x 7'0 (4.62m x 2.13m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BEDROOM 2 12'3 x 7'6 (3.73m x 2.28m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BEDROOM 3 12'3 x 7'6 (3.73m x 2.28m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BATHROOM 6'8 x 5'6 (2.03m x 1.68m)

With bath with mixer tap, wash hand basin with mixer tap and shaver point and low-level WC, part tiled walls, extractor fan, double glazed velux window to rear, radiator, fitted carpet

## Second Floor

### LANDING

PVCu double glazed window, radiator, fitted carpet with smoke detector, loft access.

### BEDROOM 4 15'2 x 7'0 (4.62m x 2.13m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BEDROOM 5 12'3 x 7'7 (3.73m x 2.31m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BEDROOM 6 12'2 x 7'5 (3.70m x 2.26m)

PVCu double glazed, radiator, fitted carpet, telephone point, NTL point

### BATHROOM 6'8 x 5'6 (2.03m x 1.68m)

With bath with mixer tap, wash hand basin with mixer tap and shaver point and low-level WC, part tiled walls, extractor fan, double glazed velux window to rear, radiator, fitted carpet.

## OUTSIDE

One allocated parking space and off street parking.

**Unit 4 Milestone Court, Stanningley, Leeds, LS28 6HE Tel: 0870 333 1819 Fax: 0870 366 2229**

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