



**Pygott
& Crone**

25 Birrell Road
Forest Fields, Nottingham, Nottinghamshire, NG7 6LN

Guide Price
£155,000

4 Bedroom End Of Terrace House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Currently let with a gross annual income of £21720
- HMO investment property
- Four rooms currently let
- Communal lounge and kitchen area
- Private rear yard
- Property presented over three floors
- End terraced
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 25 Birrell Road, Forest Fields, Nottingham, Nottinghamshire, NG7 6LN](#)



Overview

Modern Method Of Auction - T & C's Apply - This well-maintained four bedroom mid-terraced house presents an excellent investment opportunity, currently fully tenanted and providing a reliable rental income stream.

The property offers spacious bedrooms, a bright and functional communal kitchen, and a practical low-maintenance rear yard, perfect for tenants seeking comfortable living in a convenient location. The house benefits from a solid build and has been kept in good condition, ensuring minimal immediate maintenance requirements.

Situated close to a range of local amenities, including shops, schools, and public transport links, it provides easy access to nearby employment hubs and educational institutions. With strong and consistent tenant demand in the area, the property experiences minimal vacancy periods. This freehold home represents a high-yield, low-upkeep investment with both immediate income potential and promising long-term growth prospects.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST, the landlord is willing to serve the tenants with a Section 21 Notice after a sale has been agreed if required. The buyer will need to confirm with their solicitor regarding vacant possession and dates.

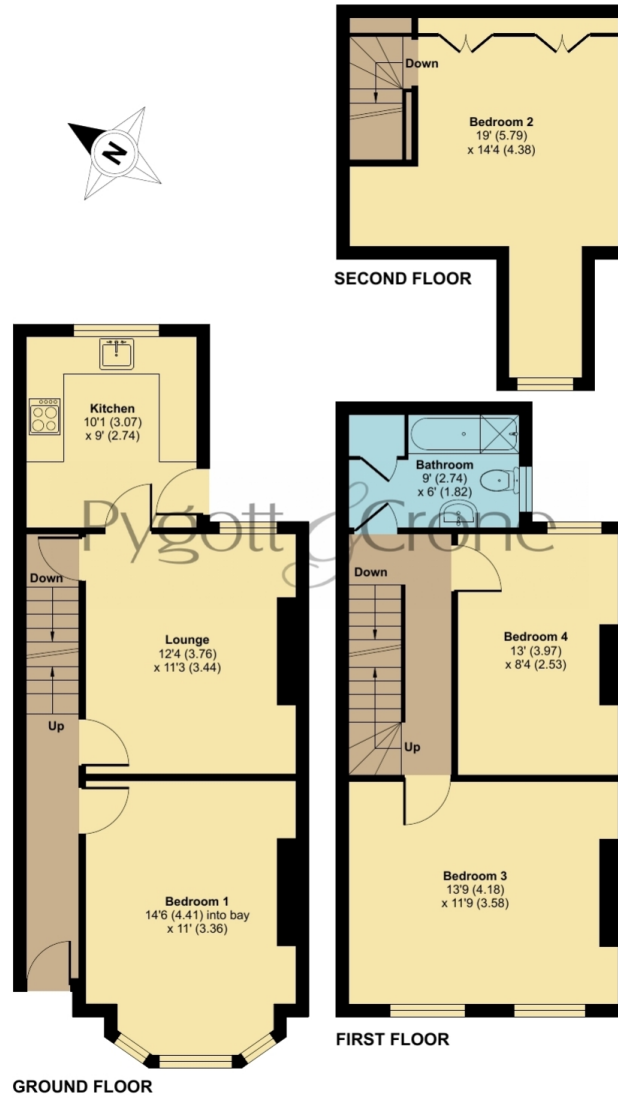




Birrell Road, Forest Fields, Nottingham, NG7

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1319972



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



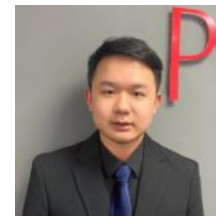
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Jay Zhou

Trainee Mortgage & Protection Adviser

0330 912 0007

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25 Birrell Road, Forest Fields
is on the market with our Nottingham branch

43 Bridlesmith Gate, Nottingham NG1 2GN

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