

# Portolio



**12 BANNERMAN ROAD**

Kirkby-in-Ashfield, Nottingham, NG17 8DU

**Offers in Region of £139,995**

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This traditional red brick two-bedroom semi-detached property is situated within a popular residential area of Kirkby-in-Ashfield and is being sold with the tenants in situ, offering an established and income-producing buy-to-let investment. Extending to approximately 77 sq metres, the accommodation comprises a lounge, separate dining room, kitchen, two double bedrooms, and a bathroom. The property benefits from double glazing, gas central heating, and an enclosed rear garden, making it consistently attractive to long-term tenants.

The current tenants have been in residence since 2018, demonstrating strong rental stability, and are currently paying £700 per calendar month, generating a 6% yield at the asking price. The property holds an EPC Rating of D, with potential to improve to a Band B, offering scope for enhanced energy efficiency and future-proofing.

Kirkby-in-Ashfield remains a popular and affordable location for buy-to-let investors, benefitting from strong demand from working tenants due to its proximity to Nottingham, Mansfield, and excellent road links via the M1. The area offers good local amenities, schools, retail facilities, and transport connections, supporting consistent tenant demand. With comparatively accessible purchase prices and steady rental performance, Kirkby-in-Ashfield provides investors with an attractive balance of income yield, long-term tenants, and capital growth potential.

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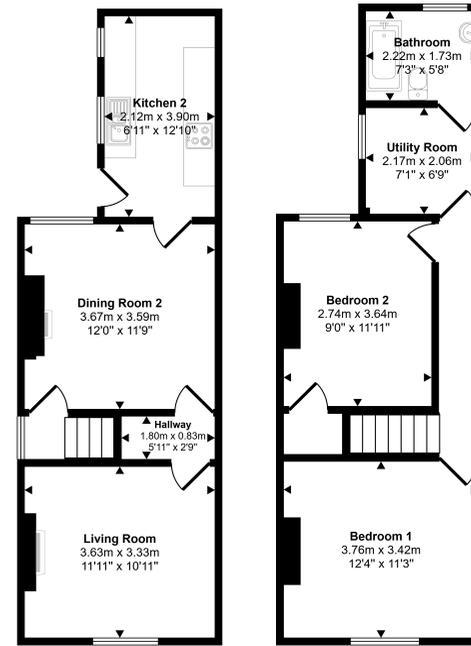




# FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 2 bedrooms
- Current rental £700pm
- Current yield 6%
- Unfurnished let

Approx Gross Internal Area  
77 sq m / 834 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft

First Floor  
Approx 40 sq m / 426 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.