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Monday January 31, 2011



OPPORTUNITY KNOCKS!

Great home in a popular suburb
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ALSO INSIDE



A handy location and good amenities will make this family home a very popular choice

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Looking for a substantial modern family home? Then look no further than this property

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through the keyhole

estate agents

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Modern executive home

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A home for rent in one of Nottingham's popular suburbs – it's bound to create interest from families searching out extensive accommodation. **Karen Antcliff** takes a closer look

THE attractions of Beeston are considerable. It's close enough to the city for easy access, has some great public transport and road network links and with the University Park on your doorstep, you're never far from a good walk on a Sunday afternoon. Add to this the area's cross section of property and a thriving town centre and you can understand its popularity.

Robert Ellis currently has a substantial family home to rent on Firs Avenue in the town, which the agent says is finished to a very high standard.

Ian Spencer, residential property manager for the lettings department at the estate agency says: "This is a fantastic example of a modernised four-bedroom executive detached

WHERE: Firs Avenue, Beeston, Nottingham, NG9 2QJ
TYPE: Four-bed detached
PRICE: £900 pcm
DETAILS: Substantial home
TO BE LET: Unfurnished
AGENT: Robert Ellis
PHONE: 0115 922 9090

property set close to Beeston town centre."

The property is being offered to let unfurnished and benefits from gas fired central heating and double glazing.

Accommodation begins at a reception hallway with traditional tiled flooring – this creates a lovely welcome to the property.

There's a good selection of reception rooms including a stylish lounge with cast iron fireplace, a separate dining room and a large conservatory.

Ground floor accommodation continues with a WC and there's a recently modernised kitchen.

The kitchen is fitted with a range of units as well as having a washing machine, dishwasher, oven and hob.

Upstairs you'll find four double bedrooms, the master with an en



suite, and there's also a refitted family bathroom with roll top bath and a separate shower.

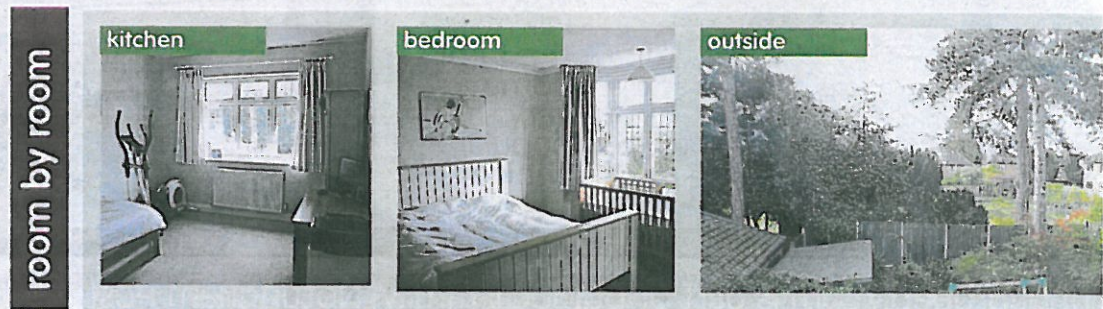
Outside, there's a garden to the back of the property. It is mainly lawn with well-stocked borders and a patio – perfect for dining or entertaining al

fresco especially with access through into the conservatory.

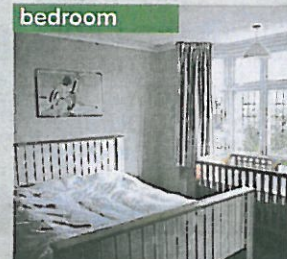
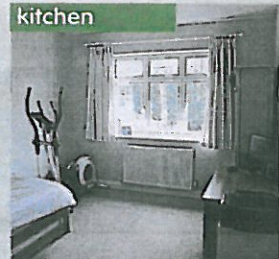
To the front of the property is a large block paved area that has ample driveway parking as well as giving access to the garage which has its own converted office/studio area.

The house is available to rent early March and viewing is by appointment with the letting agent.

Ian said: "This is a tremendous opportunity for somebody to rent a property finished to such exceptional standards."



room by room



Robert Ellis | £900 pcm | Tel 0115 922 9090

is a great opportunity



room by room

play room



bathroom



kitchen



family



bedroom



Warning for new landlords

FOR those home owners considering renting out their home because they cannot find a buyer, a word of warning: do your homework.

Local letting agent Belvoir is warning anyone new to residential lettings to be aware of the pitfalls and seek expert advice.

The firm is seeing an emerging trend in the market, with many home owners becoming reluctant landlords for a variety of different reasons. But becoming a landlord can be quite a daunting task.

Belvoir says that in addition to strict regulations covering compulsory gas, electrical and fire safety checks there are many other specialist rules to consider.

If a property is rented to three or more unrelated tenants, a HMO (Houses in Multiple Occupation) licence may be required. Rules vary from one council area to another.

If you are letting out a property you will also need to take out specialist landlord insurance, which is different to household insurance cover.

It is important to consider what kind of tenant you want to attract, to ensure the right "fit" with the property. Are you targeting families, young couples, single dwellers, or retirees? If furnished, you will need to carry out a full inventory check, as well as extensive credit checks and tenant referencing.

Belvoir predicts that property rents will increase between five and 10 per cent throughout 2011.

The agency advises: "The first step for anyone considering letting out their own home, or that of a relative, for the first time, is to contact their local office for an initial, no obligation meeting at which all of the options can be discussed."

Alarm over mortgage rate rise

THOUSANDS of landlords could struggle to keep up with mortgage payments once interest rates return to more normal levels.

The warning comes from Landlord Assist who are worried that landlords are not taking into account the likelihood of a possible rise.

Landlords have been enjoying low mortgage repayments and rents at almost record high levels but the rosy outlook could all change when the cost of borrowing starts to rise.

Stephen Parry, commercial director at Landlord Assist, said: "Many landlords who bought investment properties at a 3 per cent to 5 per cent yield in 2007 will most likely find that the rent will no longer cover the mortgage once interest rates resume to more normal levels."

MD Graham Kinnear: "Whilst my belief is that interest rates may remain at very low levels for several months yet, a very real problem is potentially on the horizon. The market for disposing of buy-to-let assets is far from buoyant and once rates increase many landlords will be sustaining crippling monthly losses on their properties."