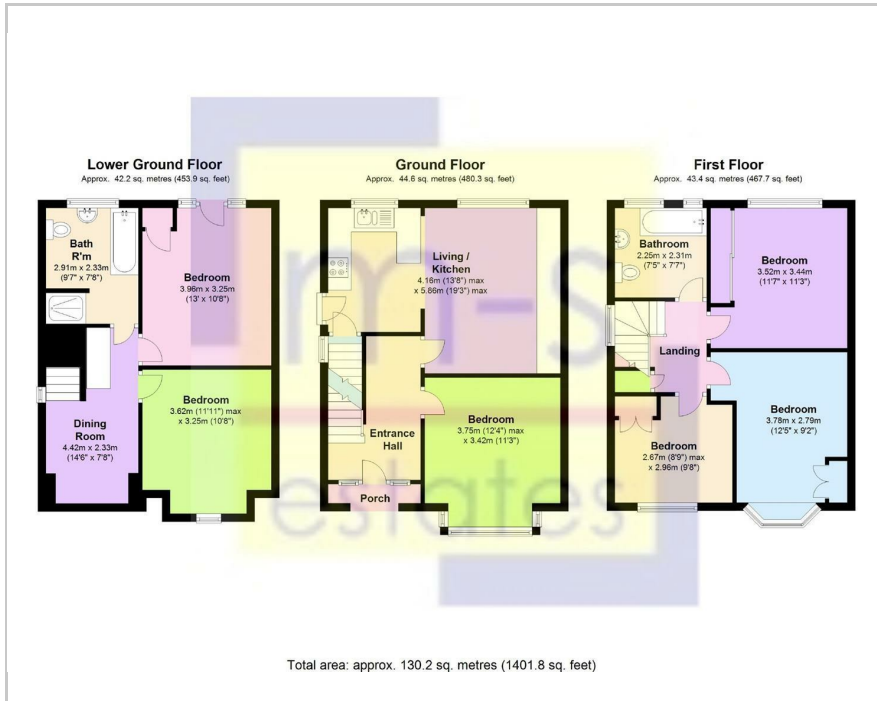




126 Rolleston Drive, Nottingham, NG7 1JW

Offers Around £450,000

Floor Plan



- HMO Student Investment Opportunity.
- Impressive 8.3% Yield.
- Let at £37,440 excluding bills until Summer 2025.
- Comprising six bedrooms and two washrooms.
- Features include double glazing and gas central heating.
- Well-presented throughout.
- Off street parking.
- Good sized garden.
- Perfectly set for immediate returns.
- Highly sought-after rental area.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.