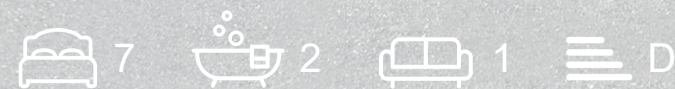


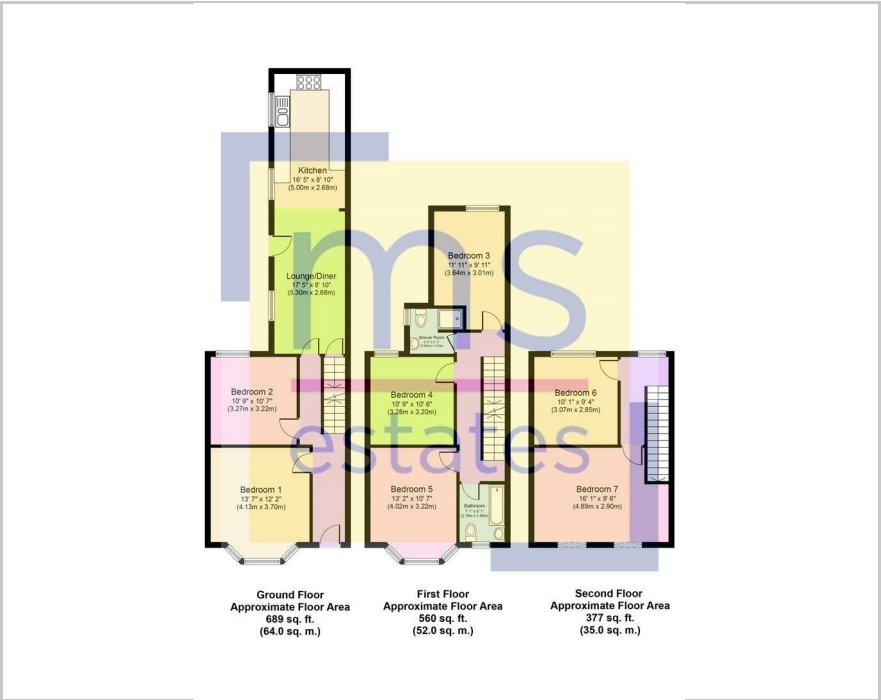


46 Derby Grove, Nottingham, NG7 1PF

Price Guide £477,500



Floor Plan



Area Map



- Prime Student HMO Investment Opportunity.
- Let at £45,000 per annum including bills until 31st July 2025.
- New let agreed at £45,000 per annum until 31st July 2026.
- 9.4% Yield.
- Seven double bedrooms.
- Large living kitchen.
- Gas central heating.
- Double glazing.
- Located in The Lenton Triangle.
- Ready made investment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
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.