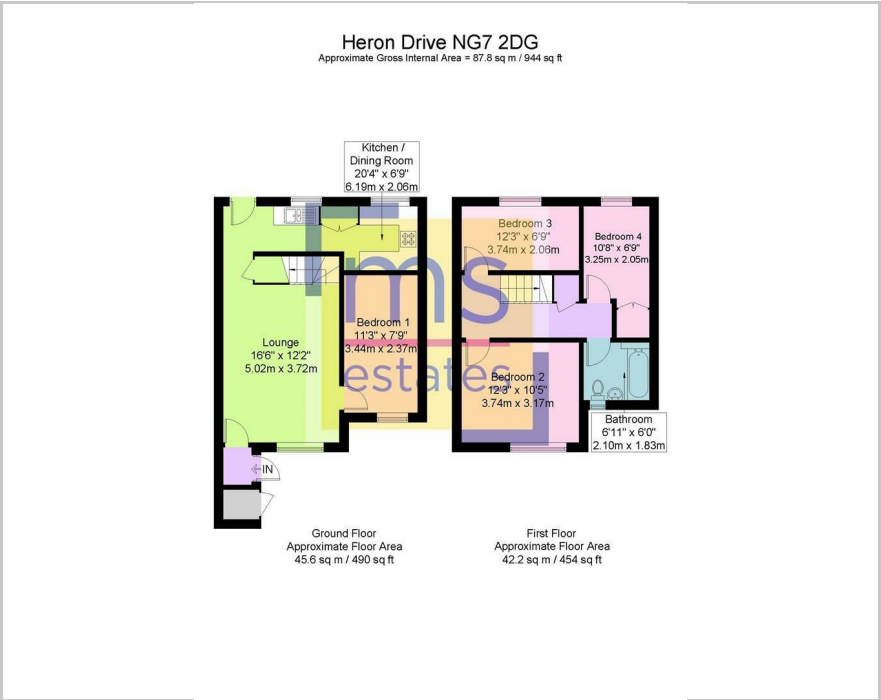




117 Heron Drive, Nottingham, NG7 2DG

£288,500

Floor Plan



Area Map



- Student HMO: Turnkey investment with a 9% yield.
- £26,000 Annual Income: Tenants are responsible for paying the bills.
- Prime Location: Near the University of Nottingham and the Queen's Medical Centre.
- Well-Presented Interior: Features a modern dining kitchen and a spacious lounge.
- Off-Street Parking: Space for two cars.
- Private Gardens: Front and rear outdoor spaces.
- Includes gas central heating and recent double glazing.
- High Rental Demand: Location ensures a steady stream of tenants.
- Four Bedrooms: Ideal setup for a student house share.
- Great Investment: A high-performing property in a sought-after area.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (55-68) D                                   |         |                         |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.