



70 Sherwin Road, Nottingham, NG7 2FB

£400,000



Floor Plan



Area Map



- Ready-made, well-maintained Student HMO property.
- Currently let, generating a gross annual income of £37,440 (excluding bills).
- Offering an attractive investment return with a 9.3% yield.
- Substantial six-bedroom property.
- Features the rare and desirable amenity of off-street parking.
- Includes six double bedrooms with student tenants.
- All six bedrooms are equipped with individual wash hand basins.
- The communal areas consist of a separate lounge and a dining kitchen.
- Accommodates tenants with two shower rooms and three W.C.'s.
- Equipped with full gas central heating and double glazing.

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		
England & Wales		EU Directive 2002/91/EC



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