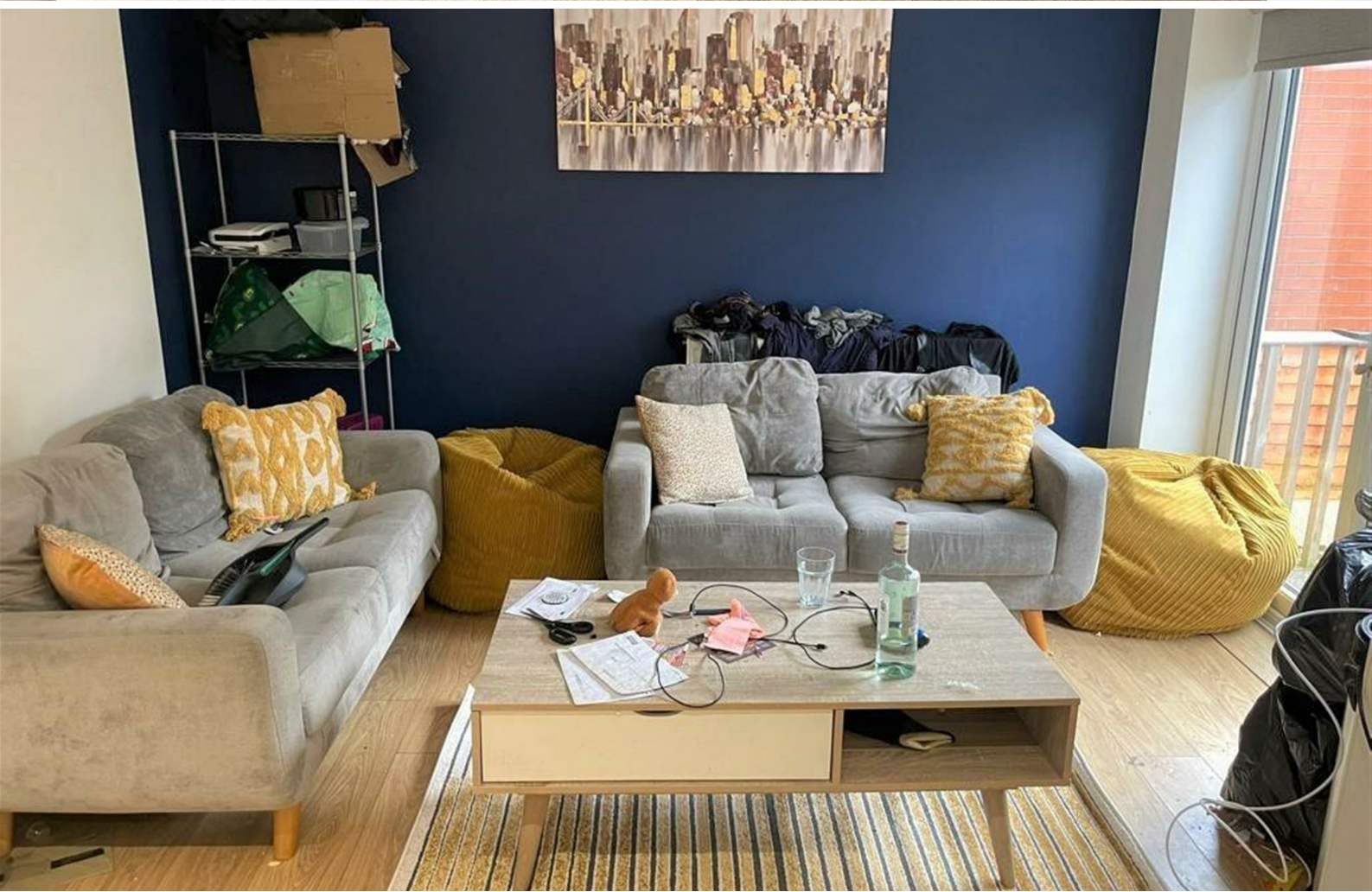


**K A T T I E
H O M E S**

52 Middle Street, Beeston, Nottingham, NG9 2AR

Offers Over £400,000

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OFFERS OVER £400,000

*** 8.7% YIELDING HMO PROPERTY *** This superbly presented detached HMO property offers spacious accommodation with 6 double bedrooms, 3 modern shower rooms, 3 WCs, an open-plan kitchen and convenient off-street parking for two cars. This is an ideal investment for a student rental near the University of Nottingham.





- ANNUAL RENT INCOME £37,000 - 8.7% YIELD
- HMO INVESTMENT HOUSE
- SIX DOUBLE BEDROOMS
- THREE SHOWER ROOMS
- THREE WC
- TWO OFF ROAD PARKING SPACES
- GREAT LOCATION FOR STUDENTS RENTAL
- LARGE LOW MAINTENANCE GARDEN





Overview

We are delighted to bring this renovated student HMO property in Beeston, a prime location for students attending the University of Nottingham.

This is a fantastic opportunity to acquire a six-bedroom property yielding at 8.7% gross.

The property has been let to a group of students for 23/24 at a rent of £37,000 PA. This offers a return on investment of 8.7% yield and peace of mind for the investor, knowing that the property is fully let for the next academic year, which the current owner is willing to guarantee. The property is managed by an experienced professional letting agency, who are on hand to deal with any queries or issues that may arise and all paperwork can be supplied quickly on request.

High quality and has ben fully refurbished, the property is as follows:

As you enter the property, to the ground floor you have two of the double bedrooms to the front of the property and the fully equipped open plan living/kitchen space to the rear, overlooking the garden. There is also a shower room with a toilet and an additional toilet situated on the ground floor, not to mention the abundance of under-stairs cupboard storage.

As you head up the stairs to the first floor, there are an additional, four double bedrooms. All of the bedrooms throughout the property are fully furnished with a double bed, wardrobe, bedside table, desk, chair and chest of drawers. There is another bathroom with a freestanding shower, plus an additional shower room.

To the rear of the property, there is a great-sized, low-maintenance garden and to the front of the property there is room

The University campus is just around the corner and there are several shops and amenities within 5 minutes' walking distance towards Beeston centre and in close proximity of transport links to get into Nottingham.

Hallway

Kitchen / Lounge

17'8" x 11'9"

Bedroom One

16'11" x 9'0"

Bedroom Two

17'1" x 9'4"

Bedroom Three

10'9" x 8'6"

Bedroom Four

10'9" x 8'6"

Bedroom Five

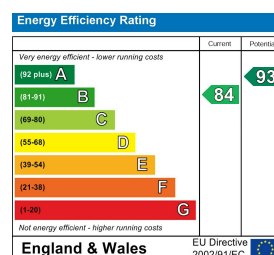
11'1" x 8'6"

Bedroom Six

11'1" x 8'6"

Disclaimer

Please note the director of Katie Homes has an interest in the property.





HAPPIER HOME HUNTING



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