

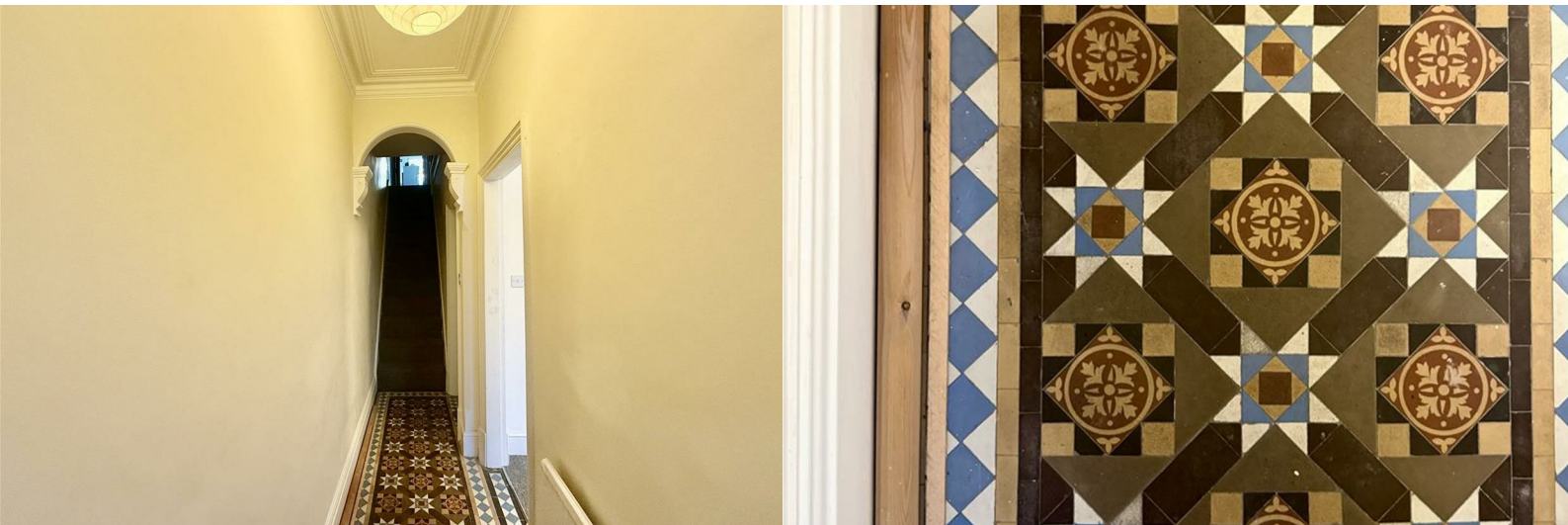
Holderr

A Modern Estate Agent



16 Herbert Street
, Loughborough, LE11 1NX

£280,000



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Welcome to Herbert Street, an exceptional investment opportunity located in the vibrant heart of Loughborough. This well-appointed four-bedroom house of multiple occupancy (HMO) offers a remarkable potential for generating an impressive annual income of £22,260, making it an ideal choice for investors looking to secure a property with a steady and reliable tenant base.

Upon entering the property, you are greeted by a charming storm porch that leads into a spacious entrance hall adorned with elegant Victorian flooring, setting a welcoming tone. The ground floor features a versatile bay-fronted lounge that can serve as either a living area or a bedroom, providing flexibility to meet the needs of tenants. Adjacent to this is a dining room that flows seamlessly into a comfortable lounge area, creating an inviting space for relaxation and social gatherings.

One of the standout features of this property is the generously sized self-contained studio, which is accessible from the lounge and rear. This studio is thoughtfully designed and includes a private bedroom, a well-equipped kitchen, and a modern shower room, offering tenants a complete living experience. Additionally, there is convenient access to a cellar from the bedroom area, providing extra storage space.

Moving to the first floor, you will find two spacious double bedrooms that are perfect for accommodating tenants. The first floor also boasts a breakfast kitchen, ideal for casual dining, along

with a bathroom that is fitted with a contemporary three-piece suite, ensuring comfort and convenience for residents.

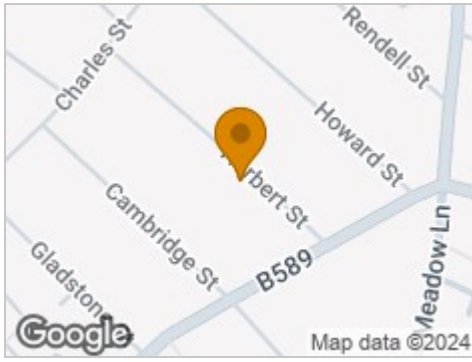
The second floor features a converted attic space that serves as an excellent study area, providing a quiet retreat for work or study, which is increasingly sought after in today's rental market.

Externally, the property is complemented by a good-sized enclosed rear garden, perfect for outdoor activities or relaxation. There is also a shared alleyway to the side, providing easy access from the street. For added convenience, on-street parking is available at the front of the property.

This property is offered with no chain, making it an attractive option for investors looking to make a swift acquisition. With its prime location and well-thought-out layout, Herbert Street is poised to be a lucrative addition to any property portfolio.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

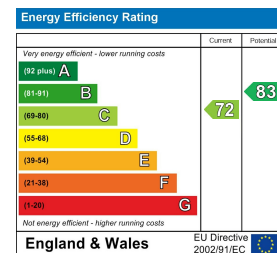
Herbert Street, Loughborough
 Internal Square Footage: 1216 sq.ft

Holdings
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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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