

Nottinghamshire Property Investment Opportunity



58 Lower Road

NG9 2GT

£300,000

Prime Real Estate Investment

We are excited to present this exclusive property in Nottinghamshire, one of the UK's fastest-growing regions with high demand for residential and commercial properties. This property offers a unique opportunity for investors to generate substantial income from a well-established asset.

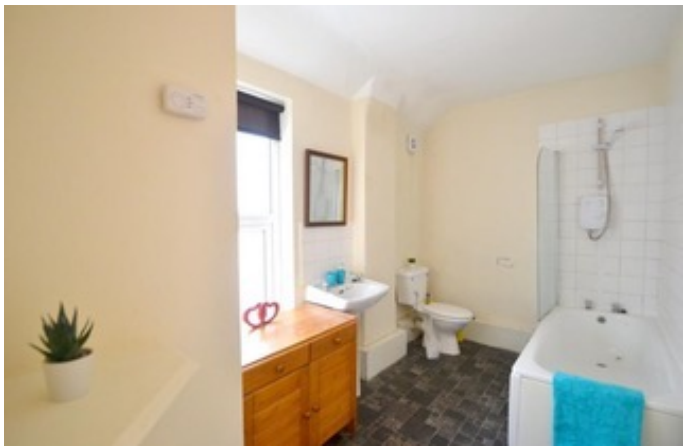
- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Strong Rental Market:** Nottinghamshire's rental market thrives due to its diverse economy, vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates with a stable income, and well-maintained properties, ensuring a strong, reliable return on investment.
- **Growth Potential:** Nottinghamshire's urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Student Hub:** With many properties close to Nottingham University and Nottingham Trent University, there's a continuous demand for student accommodation.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.



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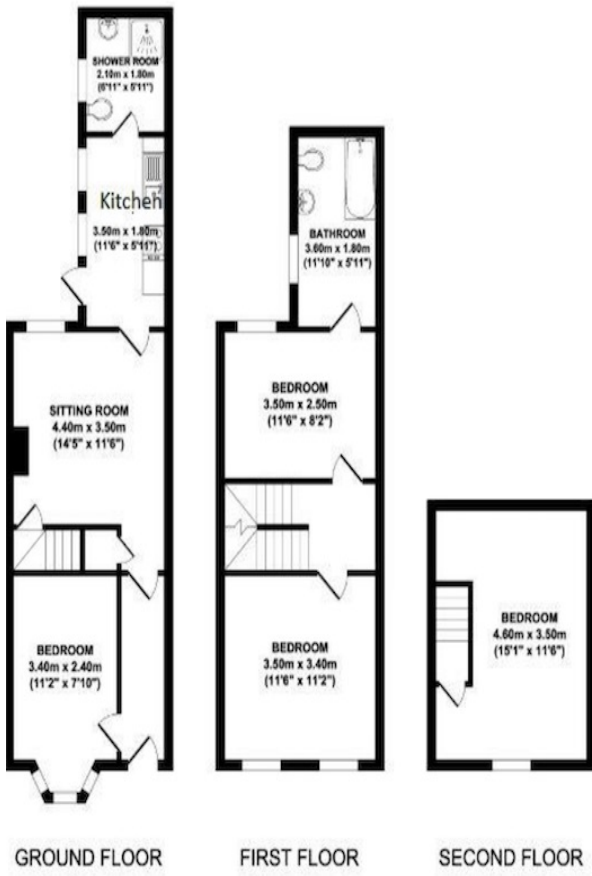
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This property is a 4-bedroom HMO house located opposite the University of Nottingham. This prime location offers strong rental potential, particularly appealing to students and university staff, making it an excellent investment opportunity.



Property features

The ground floor features a spacious lounge/dining area, kitchen, bathroom and bedroom. The first floor hosts two further bedrooms, one featuring it’s own bathroom. The second floor has a spacious fourth bedroom. There is an enclosed garden to the rear of the property .



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Beeston is a highly desirable area just a few miles southwest of Nottingham city centre. It is known for its vibrant community and proximity to the University of Nottingham and Beeston town centre. Beeston has excellent connections, including regular tram and bus services to Nottingham city centre. It also has a train station offering links to cities such as London and Derby. The area is well-connected to the A52 and M1 motorway.

