



 4
Bedrooms

 1
Bathroom



Excellent Investment – 4-Bed HMO in Prime Beeston Location | 7.8% Yield

A fantastic turnkey HMO investment in a sought-after Beeston cul-de-sac. This recently refurbished four-bedroom property is fully let, generating a strong rental yield of over 7.8% per annum.

Just minutes from the University of Nottingham, QMC, and Boots HQ, with excellent transport links and consistent tenant demand. Features include a modern open-plan layout, low-maintenance garden, off-street parking, and no onward chain.

An ideal addition to any portfolio with scope to add value (STPP).

Enquire today – early viewing recommended!

Excellent Rental Opportunity – High-Yield Four-Bedroom HMO Investment in Prime Beeston Location

Situated in a **highly sought-after cul-de-sac** in Beeston, this **well-maintained four-bedroom HMO** presents a **ready-made, income-generating investment** in a high-demand rental area.

Investment Highlights:

- **Gross yield of 7.8%** – excellent return in a strong capital-growth area
- **Consistent tenant demand** – walking distance to the University of Nottingham, QMC & Boots HQ
- **Recently refurbished** – modern décor, ready to let
- **Scope to add value** – potential to extend (STPP) or reconfigure layout
- **No onward chain** – swift, hassle-free acquisition

Property Summary:

The ground floor features a **spacious open-plan lounge and dining area** with access to a **low-maintenance rear garden**, a **modern fitted kitchen** with ample storage, and a **convenient ground-floor W/C**.

Upstairs comprises **four generously sized bedrooms**, perfectly suited for multi-let occupancy, along with a **stylish three-piece bathroom**.

Externally, the property offers **off-street parking for multiple vehicles** and sits on a **quiet residential road** popular among students, professionals and family.

Prime Location – Consistently High Demand:

- University of Nottingham – approx. 5 minutes
- Queen's Medical Centre (QMC) – popular with NHS staff
- Boots warehouse – major local employer
- Beeston Train Station – direct links to Nottingham, Birmingham & London
- Excellent tram and bus routes

- Local shops, cafes, and essential amenities nearby

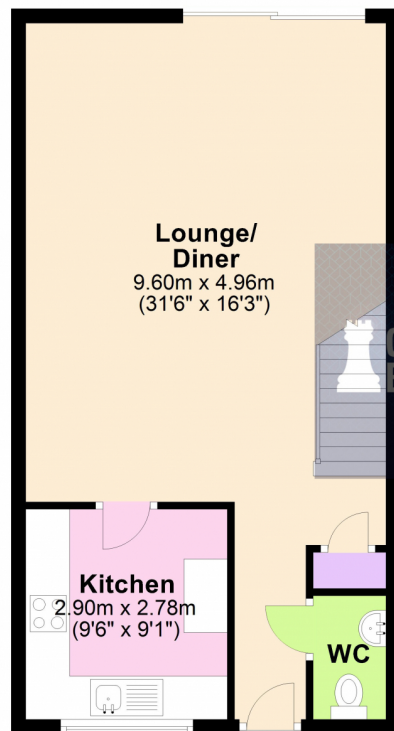
- Fast access to the **A52 and A6005**

Secure, Hassle-Free Investment

Offering the perfect blend of **steady rental income**, **future capital growth**, and **strong tenant appeal**, this property is a **standout opportunity** in Beeston's thriving rental market.

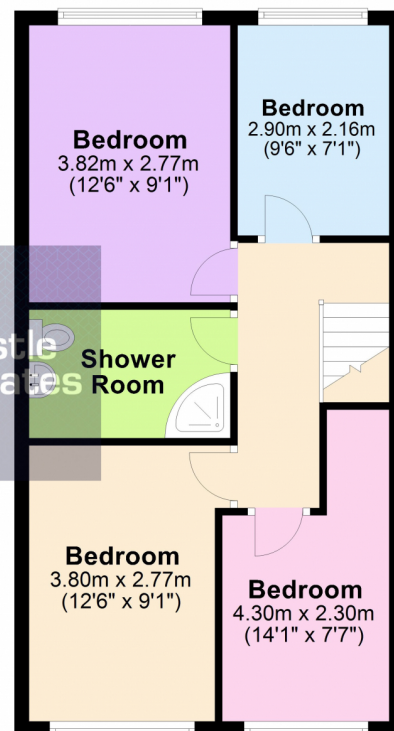
Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Beeston, NG9 2DU

