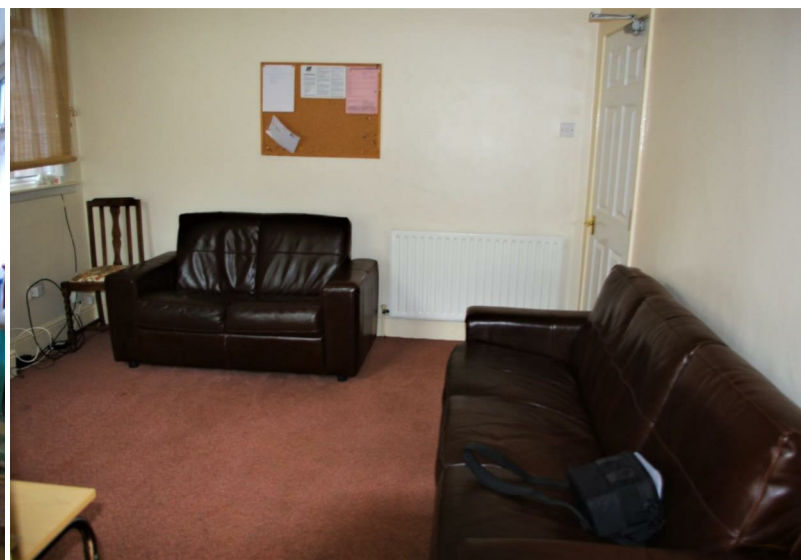




9 Gloucester Avenue, Nottingham, NG7 2DQ

Price £465,000

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Prime Student Investment Opportunity

Situated in the heart of Lenton, Nottingham, 9 Gloucester Avenue is an exceptional investment opportunity tailored for the student rental market. This semi-detached Student HMO boasts a total of six spacious double bedrooms, making it an ideal choice for those seeking a steady rental income.

Outstanding Rental Yield

Currently, the property generates an impressive annual yield of £55,400, making it a lucrative addition to any property portfolio. Each room is let on a yearly basis, ensuring consistent occupancy and income.

Fully Furnished for Convenience

The property comes fully furnished, offering immediate comfort and convenience for tenants. The shared kitchen is well-equipped with essential appliances, including a fridge/freezer, washing machine, and dishwasher, catering to the needs of modern student life.

Comfortable Living Spaces

In addition to the well-appointed kitchen, there is a spacious shared lounge, perfect for socialising and relaxing. The property also features a bathroom and a separate shower room, reducing waiting times and enhancing tenant satisfaction.

Security and Comfort

For added peace of mind, the house is protected by a burglar alarm. The property also benefits from central heating and double glazing, ensuring a warm and energy-efficient environment.

Ideal Location

Located close to Nottingham University, the property is ideally positioned to attract students. Lenton is a vibrant area with excellent transport links, making it easy for tenants to commute to the university and enjoy the local amenities.

Room Dimensions

Kitchen: 10' 11" x 8' 5" (3.33 x 2.57m)

Living Room: 12' 5" x 11' 9" (3.79 x 3.58m)

Bedroom 1: 11' 3" x 8' 2" (3.42 x 2.3m)

Bedroom 2: 12' 4" x 9' 11" (3.77 x 3.01m)

Bedroom 3: 12' 6" x 9' (3.80 x 2.75m)

Bedroom 4: 11' 4" x 8' 6" (3.46 x 2.59)

Bedroom 5: 12' 2" x 8' 7" (3.69 x 2.61)

Bedroom 6: 14' 10" x 8' 8" (4.51 x 2.63)

Tenure and Financials

The property is offered on a freehold basis, providing long-term security and investment potential. The monthly rent roll for the current student year is £4,618, further highlighting its financial viability.

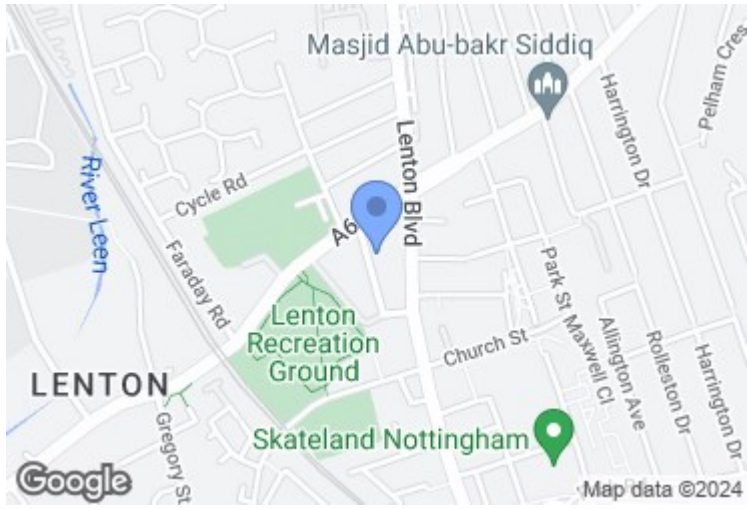
Tenure

We have been advised that the property is FREEHOLD.

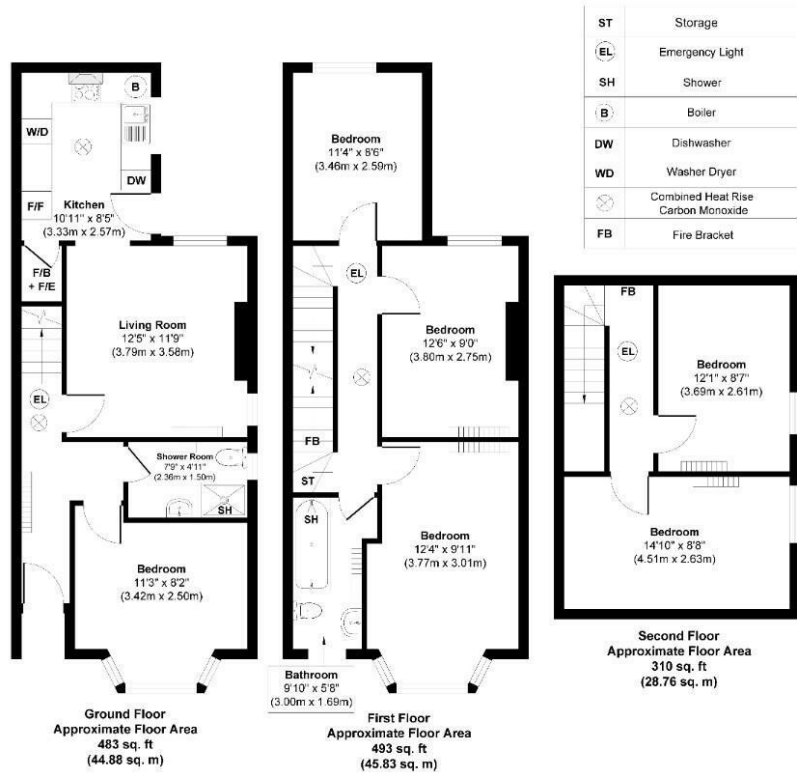
Council Tax

Band B.

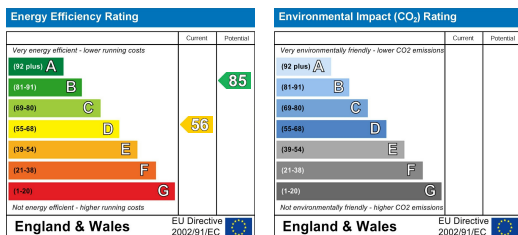




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Approx. Gross Internal Floor Area 1286 sq. ft / 119.47 sq. m.



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