



Manchester Street, Derby, DE22 3GD Asking Price £175,000



HIGH-YIELD INVESTMENT OPPORTUNITY | £2,200 PCM | £26,400 PA | 15.1% GROSS YIELD

A fantastic opportunity to acquire a well positioned 4-bedroom terraced property, currently generating £2,200 pcm (£26,400 per annum) from room-by-room rental at £525 per room.

At the current asking price of £175,000, this represents an attractive 15.1% gross rental yield, making the property particularly appealing to investors seeking strong existing rental income.

Equally, the property would make an excellent family home, offering generous accommodation, four bedrooms, a private rear garden and excellent access to local amenities, schools and transport links.

The property is situated just off Ashbourne Road in the popular DE22 area, with excellent access to the University of Derby, Derby city centre and Royal Derby Hospital.

