

OFF-MARKET **LOUGHBOROUGH** **PROPERTY**

Guide Price : £216,000

ye/d.



yield.

THE OVERVIEW

Yield are pleased to present this freehold end of terrace 3 Bedroom property located on Granville Street in Loughborough.

Located conveniently close to the town centre this fully licensed student property presents a fully furnished fantastic turn-key opportunity. The property is fully let for the 26/27 academic year. Currently producing an income of £20,280 per annum (including bills)

KEY DETAILS



Location: Granville Street , Loughborough



Asking Price: £216,000



Current Rental Income: £20,280 p.a.



Bedrooms: 3



Bathrooms: 3

THE INVESTMENT PROPERTY

Located in one of Loughborough's most popular student areas, this well-presented three-bedroom end-terrace property offers an excellent turnkey investment opportunity. Finished to a good standard throughout, it provides modern, low-maintenance accommodation that continues to attract strong student demand.

The property comprises three well-sized bedrooms, a fitted kitchen and a comfortable communal living area, creating a practical layout for student tenants. Having been well maintained, it is ready for immediate occupation with little to no capital expenditure required.

Benefitting from an EPC rating of D, the property meets current compliance standards while offering scope for future energy efficiency improvements.

Situated close to the university, local amenities and transport links, this is a strong investment opportunity with reliable rental demand and excellent long-term appeal.

LOCATION

Well positioned on Granville Street, the property benefits from close proximity to Loughborough town centre and convenient access to the university.

- University of Loughborough - 0.4 miles away (8 minute walk).

The property is ideally located on Granville Street, a well-connected student area close to a range of local amenities. Loughborough town centre is just a short distance away, offering a wide selection of shops, cafés, pubs, and convenience stores, all easily accessible on foot.

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£216,000
Current Monthly Rent	£1,690
Estimated Monthly Operating Cost	£461.5
Monthly Net Profit	£1,228.5
Gross Yield	9.38%
Net Yield	6.8%



Separate Living Space



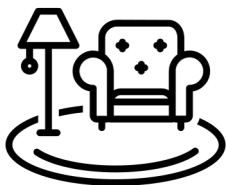
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

ASKING PRICE £216,000



53 Granville Street, Loughborough

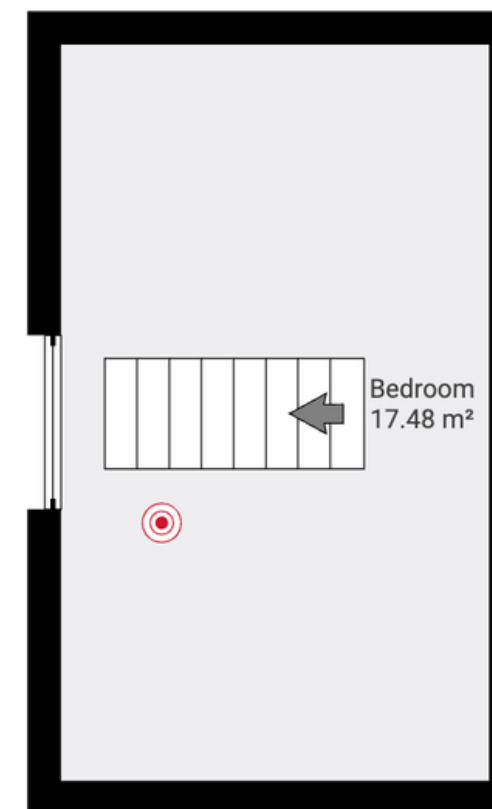
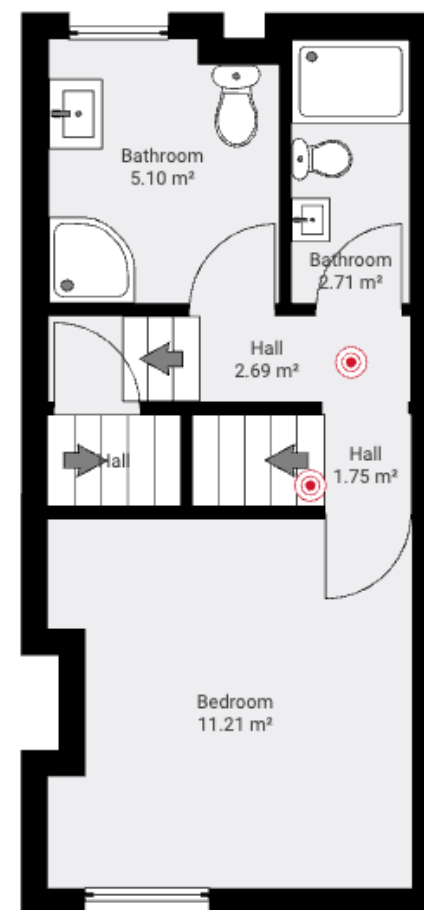
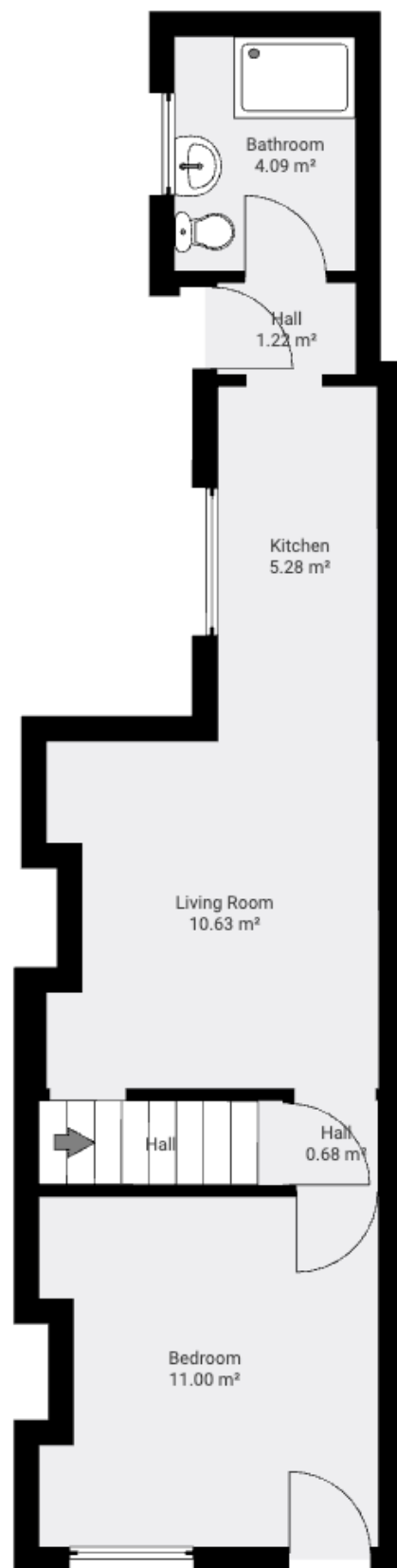
THE PROPERTY



THE PROPERTY



Floorplan





yield.

LOUGHBOROUGH STUDENT MARKET HIGHLIGHTS

Loughborough is one of the UK's most established student towns, with a student population of approximately 18,000–20,000, driven primarily by the renowned Loughborough University.

The town's higher education offering is led by:
Loughborough University

Loughborough benefits from a strong and resilient student property market, supported by consistent demand and a reputation as a leading academic and sporting institution. Well-established student areas and wider residential locations close to the town centre and campus continue to see high occupancy levels across each academic year.

With a steady intake of students, ongoing investment in university facilities, and continued demand for well-presented accommodation, Loughborough presents a compelling opportunity for investors seeking reliable yields and long-term rental stability within the student sector.

How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

**2.4% Buyers Fee Applicable
(Including VAT)**

PHONE:

01509 447907

EMAIL:

hello@yieldme.co.uk

yield.