OFF-MARKET LOUGHBOROUGH PROPERTY

Guide Price : £216,000

yie/d.

THE OVERVIEW

Yield are pleased to present this freehold end of terrace 2 Bedroom property located on Havelock 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 annual income of £23,400 (including bills).

KEY DETAILS

- Location: Havelock Street, Loughborough
- Asking Price: £216,000
- Current Rental Income: £23,400 p.a.
- Bedrooms: 3
- Bathrooms: 3

THE INVESTMENT PROPERTY

This well-maintained 3-bedroom property presents an excellent turnkey investment opportunity in one of Loughborough’s most established student locations on Havelock Street. Beautifully decorated, the property offers modern, practical accommodation that continues to appeal to a strong and consistent student tenant base.

This 3 bedroom house features well-proportioned bedrooms, a functional fitted kitchen, and a comfortable communal living space, providing an ideal layout for student occupation. The refurbishment has ensured the property meets the expectations of the local market while requiring minimal immediate capital expenditure.

With an EPC rating of D, the property meets current compliance standards and offers scope for future improvement, presenting an opportunity to enhance energy efficiency and long-term value.

This is a solid, income-generating investment offering reliable rental demand, low ongoing maintenance requirements, and continued appeal within Loughborough’s resilient student market.

LOCATION

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

- University of Loughborough - 0.5 miles away (12 minute walk).

The property is ideally located on Havelock 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	**£1,950**
Estimated Monthly Operating Cost	**£487.5**
Monthly Net Profit	**£1462.5**
Gross Yield	**9.3%**
Net Yield	**6.7%**

Separate Living Space

Washing Machine

Bathroom Suites

Communal Kitchen Area

Fully Furnished

ASKING PRICE £216,000

58 Havelock Street, Loughborough

yie/d.

THE PROPERTY

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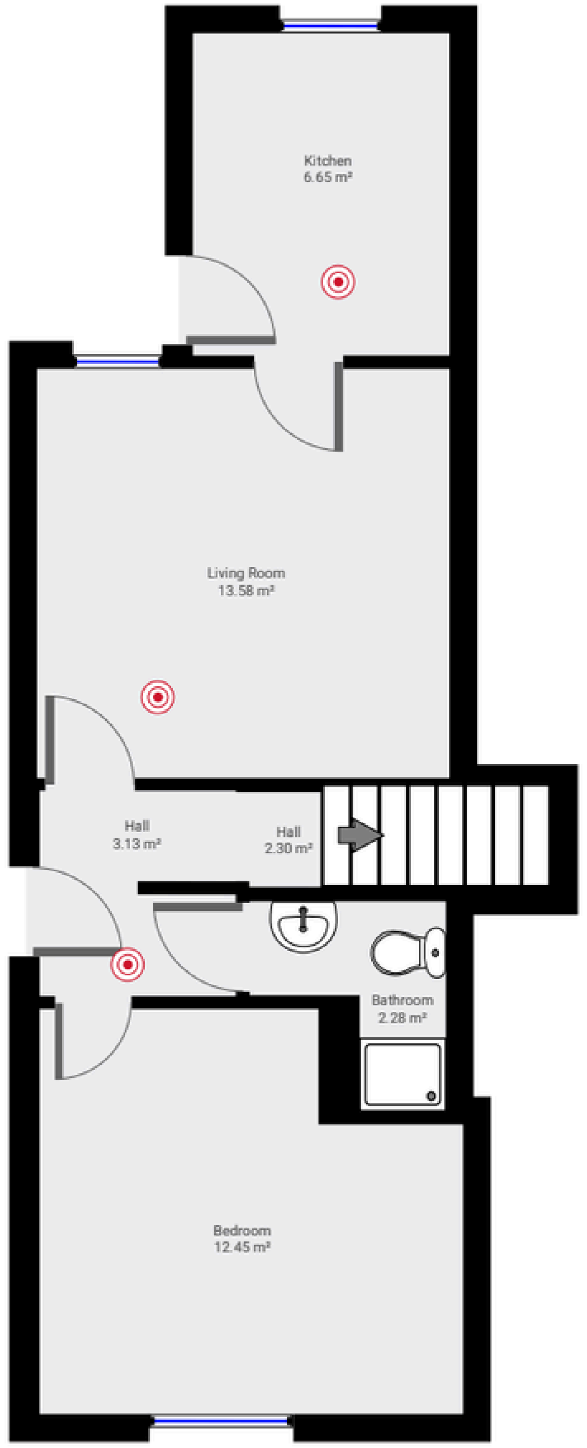
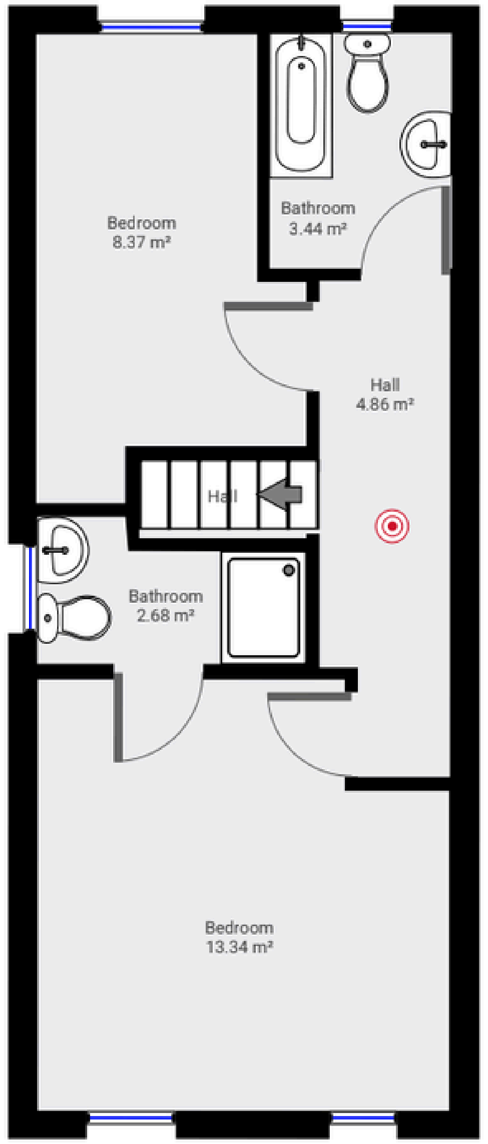
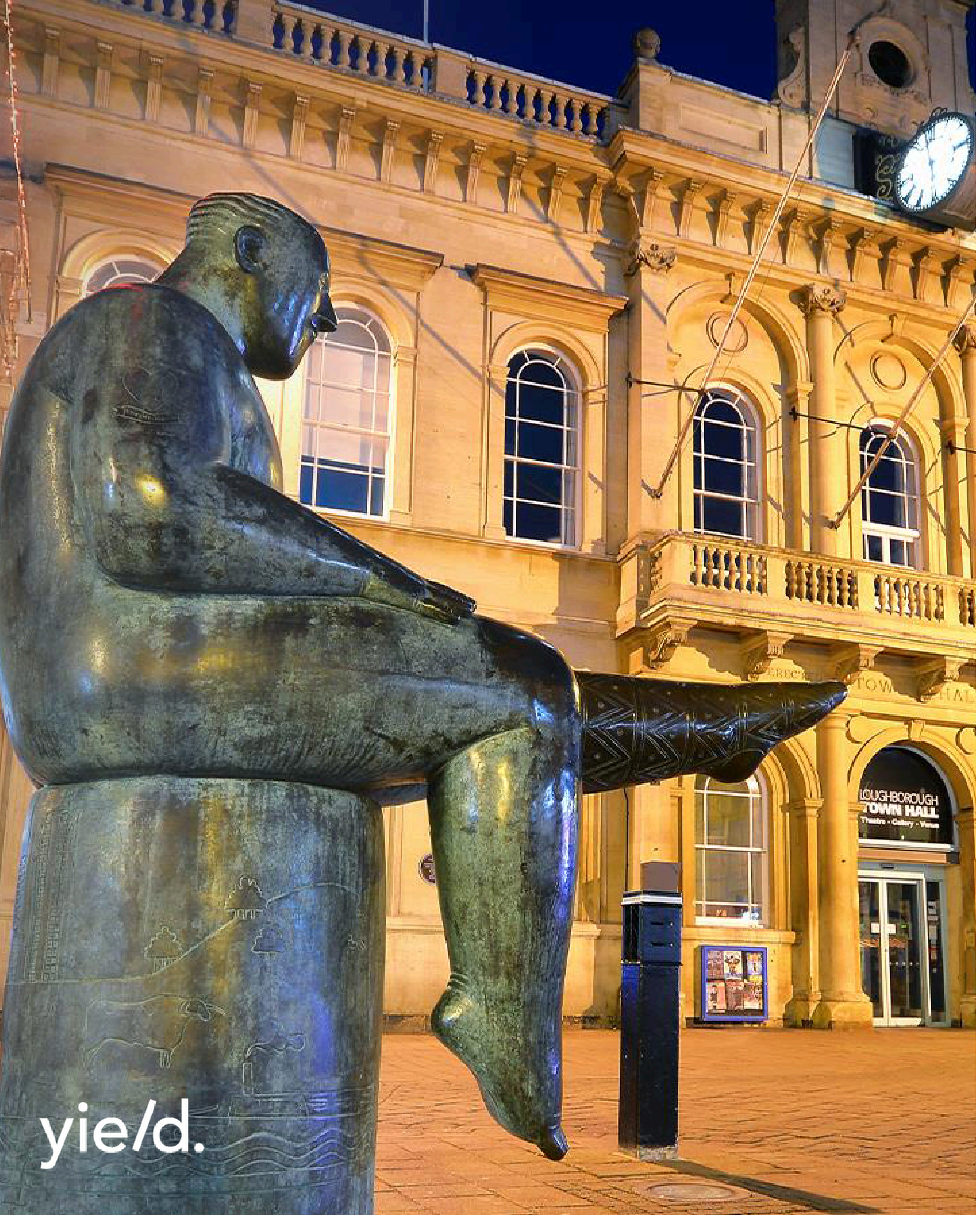
Floorplan


Kitchen
6.65 m²
Living Room
13.58 m²
Hall
3.13 m²
Hall
2.30 m²
Bathroom
2.28 m²
Bedroom
12.45 m²


Bedroom
8.37 m²
Bathroom
3.44 m²
Hall
4.86 m²
Hall
Bathroom
2.68 m²
Bedroom
13.34 m²



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 (Inclduing VAT)

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