

LOUGHBOROUGH PROPERTY

Guide Price : £230,000

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THE OVERVIEW

Yield are pleased to present this freehold Terraced 3-Bedroom property located on Station 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 £21,840 (excluding bills)

KEY DETAILS



Location: Station Street, Loughborough



Asking Price: £230,000



Current Rental Income: 21,840 (excluding bills) .



Bedrooms: 3



Bathrooms: 1

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 Station 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 C, the property is already compliant with the new regulations and requires no work to meet energy performance standards. 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 Station Street, the property benefits from close proximity to Loughborough town centre and convenient access to the university.

- University of Loughborough - 0.8 miles away (18 minute walk).

The property is ideally located in the Golden Traingle, 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	£230,000
Current Monthly Rent	£2,145
Estimated Monthly Operating Cost	£507
Monthly Net Profit	£1605.51
Gross Yield	11%
Net Yield	9%



Separate Living Space



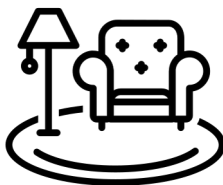
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

ASKING PRICE £230,000

yield.



50 Station Street, Loughborough

THE PROPERTY



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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)**

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