

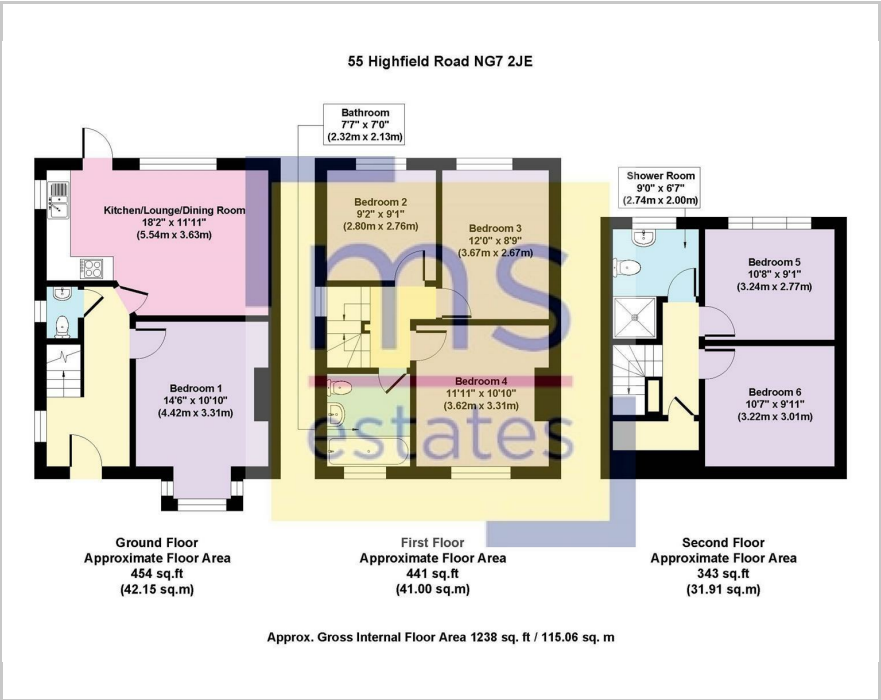
ms
estates

55 Highfield Road, Nottingham, NG7 2JE

£340,000

6 2 4 D

Floor Plan



Area Map



- 6-Bed Student HMO: Detached investment property in a high-demand student hub.
- Immediate Income: Currently generating £2,357 pcm (inclusive) let to four occupants.
- Revenue Upside: Huge potential to boost rental yield when fully let to six for the next cohort.
- Unbeatable Location: Short walking distance to the University of Nottingham and QMC.
- Off-Street Parking: Rare driveway parking space, highly sought-after by student groups.
- Multiple Facilities: Includes two full bathrooms plus an additional separate W.C.
- Spacious Rear Garden: Generous outdoor space ideal for student tenants.
- Well-Maintained: Features full double glazing and gas central heating throughout.
- Strong Transport Links: Excellent local bus and tram routes into Nottingham City Centre.
- Competitively Priced: Outstanding yield potential for prospective investors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.