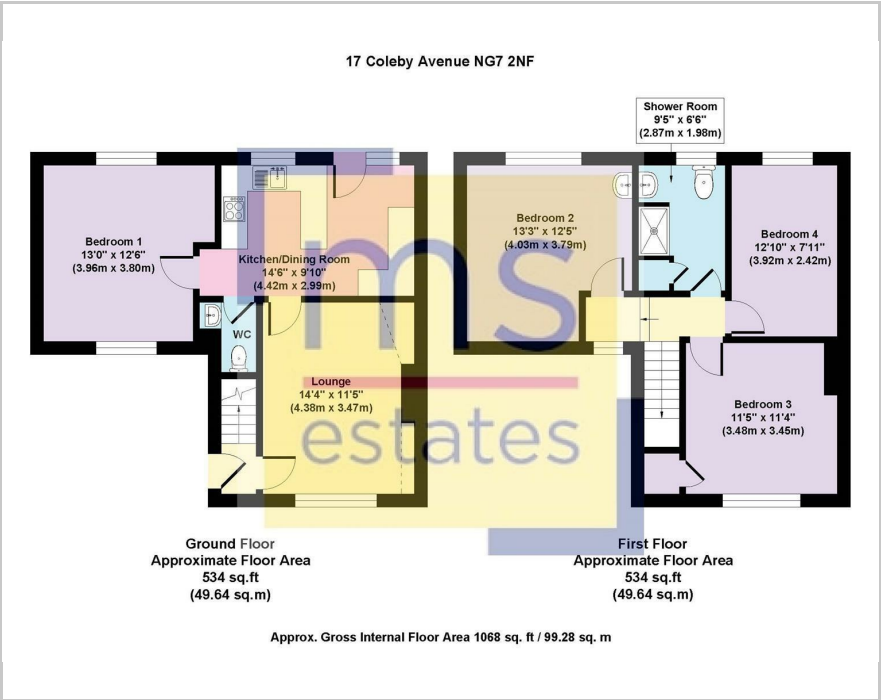




17 Coleby Avenue, Nottingham, NG7 2NF
£250,000

4 1 1 D

Floor Plan



Area Map



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.

- Exceptional 12% Yield: Outstanding returns delivering a robust gross income of £2,530 pcm.
- Fully Let HMO: Immediate rental income from established student tenants.
- 4 Double Bedrooms: Generously sized letting rooms offering excellent tenant comfort.
- Extended Layout: Substantial former local authority property with flexible living space.
- Breakfast Kitchen: Spacious kitchen area fitted for communal living.
- Communal Lounge: Comfortable shared living space for student housemates.
- Private Rear Garden: Enclosed outdoor space to the rear of the property.
- Energy Efficient: Fully fitted with double glazing and gas central heating throughout.
- Prime Transport Links: Convenient access to frequent bus and tram services into the city centre.
- Strong Student Location: Close to major university campuses, QMC Hospital, and amenities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 

