

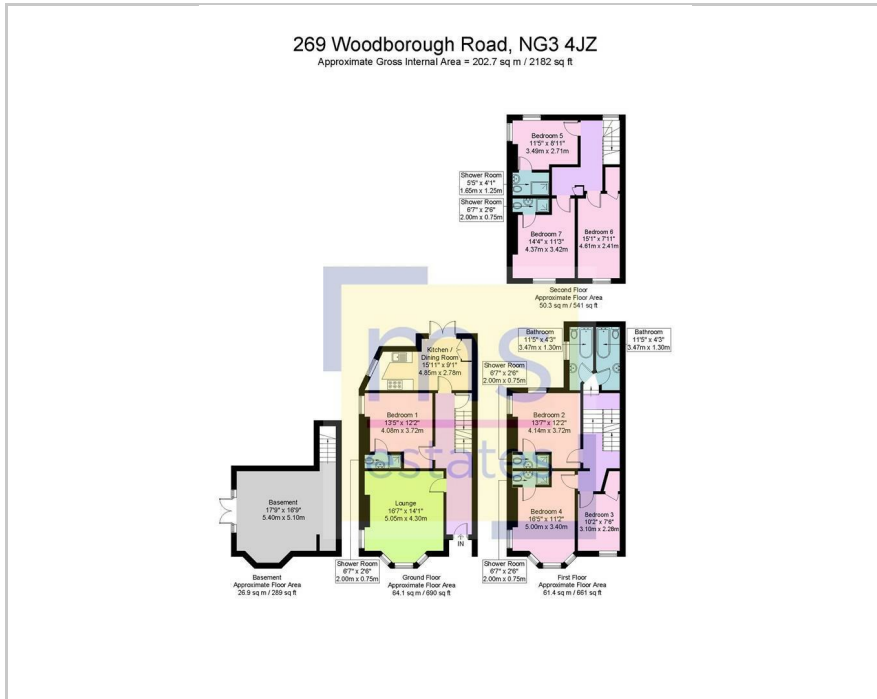


269 Woodborough Road, Nottingham, NG3 4JZ

Price Guide £399,000



## Floor Plan



- Fully licensed 7-bedroom, 7 bathroom HMO
- 5 en-suite bedrooms + 2 off-suite rooms
- Spacious communal living area
- Separate, well-equipped kitchen
- Low-maintenance rear yard
- Basement garage with potential
- Rental income: £45,000 p.a. (inclusive)
- Attractive yield of 11.2%
- Close to shops, amenities, universities, and the Arboretum park
- Excellent transport links to Nottingham City Centre and beyond



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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