

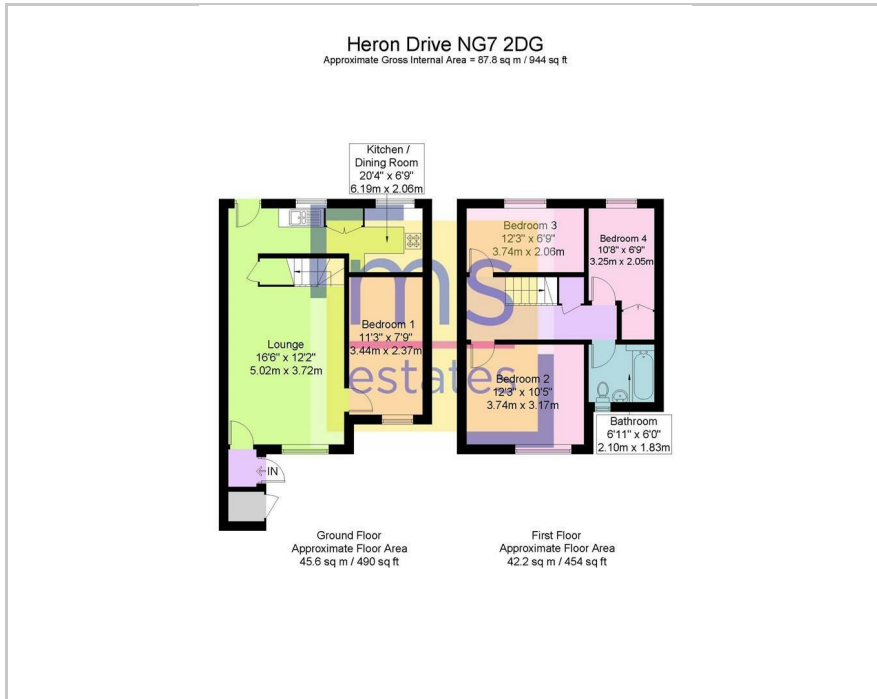


117 Heron Drive, Nottingham, NG7 2DG

£275,000



Floor Plan



Area Map



- Student HMO: Turnkey investment with a 9% yield.
- £26,000 Annual Income until 31/07/2027: Tenants are responsible for paying the bills.
- Prime Location: Near the University of Nottingham and the Queen's Medical Centre.
- Well-Presented Interior: Features a modern dining kitchen and a spacious lounge.
- Off-Street Parking: Space for two cars.
- Private Gardens: Front and rear outdoor spaces.
- Includes gas central heating and recent double glazing.
- High Rental Demand: Location ensures a steady stream of tenants.
- Four Bedrooms: Ideal setup for a student house share.
- Great Investment: A high-performing property in a sought-after area.



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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