NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986









Derby Road, Loughborough, LE11 5BX

£350,000

Prime Investment Property – Walking Distance to Loughborough University & Town Centre!

An exceptional opportunity to acquire a well-located investment property, just a short walk from Loughborough University and the town centre. The property generates a strong annual income of £2,383.33 PCM. Potential £28,599.99 PA. Being let to students this is set to rise from the 1st July 2027 once new student tenants have signed up.

The accommodation comprises an entrance hall, a spacious reception room, a fully fitted and well-equipped kitchen, five bedrooms, and two shower rooms.

Fully compliant with HMO regulations and boasting a superb letting history, this is a sound investment opportunity not to be missed. Additional benefits include double-glazed windows, gas central heating, and the property is being sold as seen.

Contact us today to arrange your viewing and secure this high-yield property!

Derby Road, Loughborough, LE11 5BX

Tenure
Freehold

Council Tax Band
Charnwood Borough Council

Council Tax Band :

Viewings
Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.



Services
Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

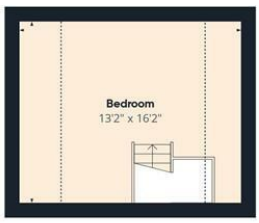
Saturday 10am - 3:30pm.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1071 ft²

Reduced headroom

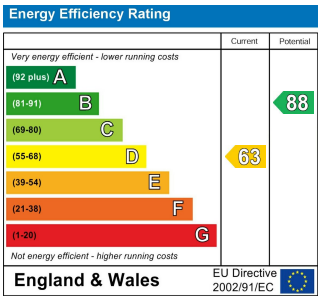
70 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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