

# HoldenCopley

PREPARE TO BE MOVED



## Mansfield Road, Nottingham, NG1 3HW

£560,000

This very large eight bedroom townhouse presents an excellent investment opportunity within a highly sought after student location on Mansfield Road. Arranged over three floors and positioned just minutes away from the City Centre and both universities, the property benefits from consistent tenant demand and strong rental performance. The property is currently let and secured for the 2026–2027 academic year, providing immediate and reliable rental income from completion, it is currently achieving an impressive 9.28% gross annual rental yield. The accommodation offers generous and well balanced living space, including a spacious lounge and dining room ideal for communal living, alongside a separate fitted kitchen equipped with two cookers. To the ground floor there is a WC, with two further shower rooms located across the upper floors, each fitted with a WC and wash basin. The large bedrooms are split across the first and second floors, providing comfortable accommodation throughout. This is a proven student investment in a prime central location with immediate income in place.

- Large 8-Bed HMO Townhouse
- Prime Student Location
- Fitted Kitchen With Two Cookers
- Fully Let For Academic Year
- Excellent Transport Links
- Three-Storey Accommodation
- Spacious Lounge / Dining Room
- Two Shower Suites & Additional Ground Floor WC
- Achieving Approx 9.28% Gross Annual Rental Yield
- Must Be Viewed