



394 Derby Road, Nottingham, NG7 2DX

Guide Price £620,000



****HMO INVESTMENT OPPORTUNITY**** Seven bedroom student HMO in the heart of Lenton. Currently Let until 31st July 2023 at £120pppw excluding bills achieving a 7% yield.

Katie Homes are delighted to present this fantastic student HMO investment opportunity located on Derby Road in Lenton, a sort after and well performing student location on the doorstep of the University of Nottingham, located on a bus route allowing easy access into Nottingham City Centre. The property is located on very close to the QMC and Jubilee Campus.

The property comprises of kitchen with appliances, large lounge with feature fireplace and two bedrooms to the ground floor, three double bedrooms and two bathrooms to the first floor and a further two bedrooms and additional wc to the 2nd floor. The driveway big enough for seven cars and a

- 7 large bedrooms
- 2 bathrooms
- Additional W/C
- Student HMO
- 7% yield with potential to improve
- Large driveway

