

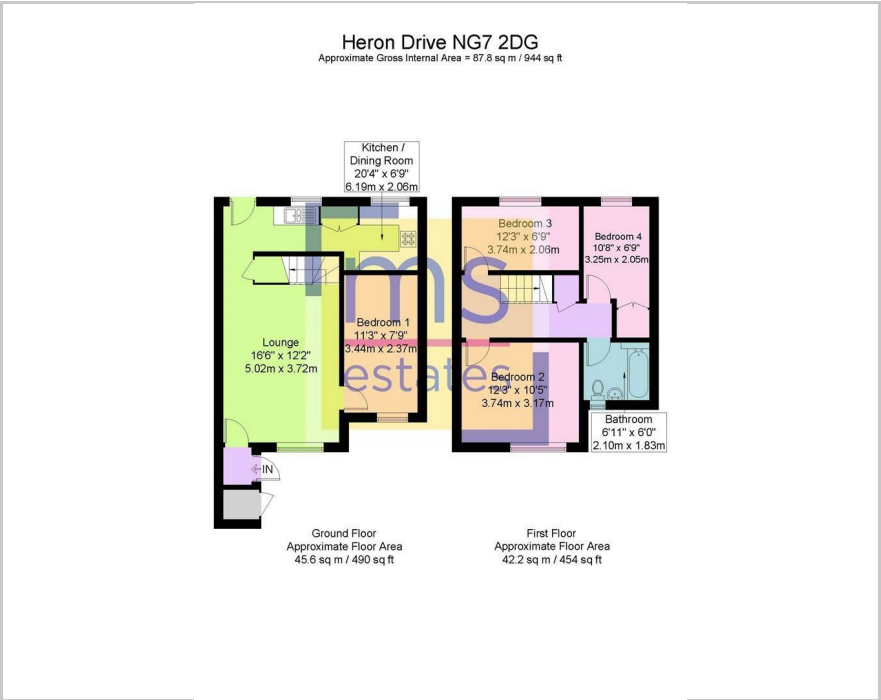


117 Heron Drive, Nottingham, NG7 2DG

£288,500



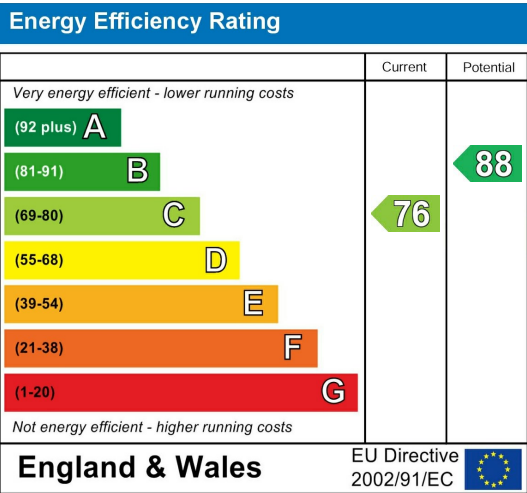
Floor Plan



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.



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