



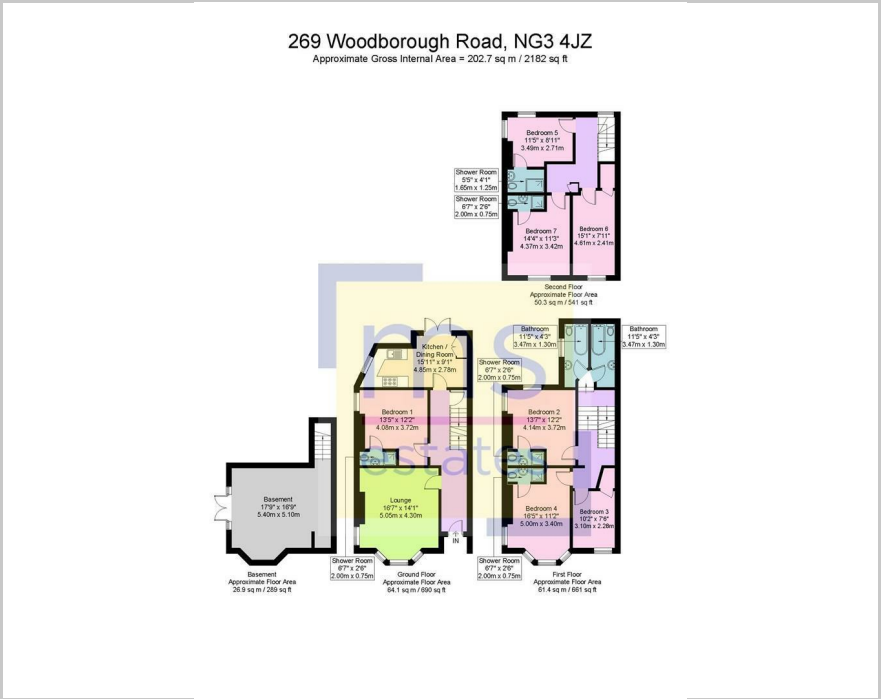
269 Woodborough Road, Nottingham, NG3 4JZ

£450,000





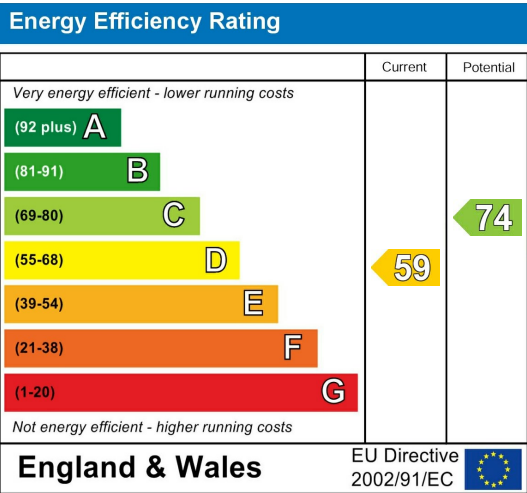
Floor Plan



Area Map



- Fully licensed 7-bedroom HMO
- 5 en-suite bedrooms + 2 off-suite rooms
- Spacious communal living area
- Separate, well-equipped kitchen
- Low-maintenance rear yard
- Basement with garage potential
- Rental income: £43,200 p.a. (inclusive)
- Attractive yield of approx. 9.6%
- Close to shops, amenities, universities, and the Arboretum park
- Excellent transport links to Nottingham City Centre and beyond



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