



**29 Broughton Drive, NG8 1DW**

**£385000.00**



# A Summary

Guide Price £385,000-£395,000 | HMO Investment Property | Rental Income of £36,167.90 p/a | Tenanted for 2024/25 | Five Double Bedrooms | No Upward Chain | Refurbished Throughout in 2023 | 360 Virtual Tour | EPC C |

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# Story of the house

\*\* Guide Price £385,000-£395,000 \*\* A fantastic student HMO INVESTMENT PROPERTY situated in the popular area of Wollaton. Currently rented until August 2025 for £36,167.90 p/a, representing a gross yield of 9.31 %.

This five bedroom semi-detached property was refurbished throughout in 2023 to a high standard and is an ideal opportunity for any purchaser looking to grow or start their rental portfolio with a fully let property generating a healthy yield.

Call Comfort Estates today to arrange your viewing!



## The Wollaton

Wollaton is considered one of the most desirable parts of Nottingham to live in, largely due to the semi-rural living that it provides combined with local attractions – notably for its namesake park, Wollaton Hall Estate and Deer Park. The property is located within walking distance of the University of Nottingham, the Medical School, Jubilee campus, and the QMC, it is within easy distance to public transport links including a short bus Journey into Nottingham city centre. There are many fantastic local amenities, restaurants, and retailers to choose from.

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## The Hallway

A generous entrance hallway with a stylish grey herringbone effect vinyl flooring, neutral décor and a wall mounted radiator.

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## The Kitchen/Diner

A contemporary space with vintage herringbone effect vinyl flooring, light grey painted walls and white ceiling with recessed lighting. Modern wall and base units in a grey clean minimal style on both sides featuring a breakfast bar with complimentary bar stools, followed by a useful alcove currently home to the microwave. It boasts integrated appliances and a free standing American fridge freezer. Occupiers can watch the wall mounted TV whilst at the dining table. The back door leads onto the garden and a window also overlooks the side of the property. There is also a wall mounted radiator.

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## The Shower Room 1

Herringbone effect vinyl flooring and light grey painted walls complemented by grey marble-effect panelling in the shower cubicle, which features an electric shower, alongside a white wash hand basin, and WC accessorised with a chrome towel rail and wall mounted mirror above the sink.

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## The Bedroom 1

A good-sized double room with built-in storage space, grey carpets, light grey painted walls and white painted ceiling with recessed lighting. Furnished with a double bed, bedside table, curtains, desk and chair. With a window facing the front of the property and wall mounted radiator.

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## The Bedroom 2

A generous-sized double room with a large window looking onto the front of the property. Dark grey carpets, light grey painted walls and white ceiling with added spotlights. It has a built-in hanging a storage space and is furnished with a double bed, bedside table, curtains, desk and chair. A window overlooks the front of the property and there is a wall mounted radiator.

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## The Shower Room 2

Herringbone effect vinyl flooring and light grey painted walls complemented by grey marble-effect panelling in the shower cubicle, which features an electric shower, alongside a white wash hand basin, and WC, accessorised with a chrome towel rail.

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## The Bedroom 3

A double room with built-in hanging space. Dark grey carpet, Light grey painted walls with white ceiling and recessed lighting. Furnished with a double bed, bedside table, curtains, desk and chair. With a window facing the front of the property and wall mounted radiator. A large window overlooks the back garden and it has a wall mounted radiator.

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## The WC

Vintage herringbone effect vinyl flooring and light grey painted walls, white ceiling with recessed lighting. Fitted with a white wash hand basin with storage unit, and WC accessorised with a chrome towel rail.

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## The Bedroom 4

With grey carpet, light grey painted walls with white ceiling with recessed spotlights. A window and external door leading into the garden. It benefits from built-in hanging space plus double bed, bedside table, curtains, desk and chair. It has a wall mounted radiator.

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## The Bedroom 5

The primary bedroom is located at the back of the property, a generous-sized double room with French doors overlooking the back garden. It benefits from built-in hanging space plus double bed, bedside table, curtains, desk and chair and it has a wall mounted radiator.

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## The Parking

Parking is permitted on the road.

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A white semi-detached house with a grey tiled roof and a large green lawn in front. The house has a central white door and two windows on either side. The roof has two chimneys and an antenna. The house is surrounded by greenery and a wooden fence is visible on the left.

## The Front Garden

Mainly laid to lawn, wooden fence panels to both sides of the property, range of planted beds, mature hedge row and boundary fencing.

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## The Back Garden

Paved patio seating area, mainly laid to lawn, range of mature plants, shrubs and trees, enclosed timber fencing.

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## The Utilities, Rights, and Restrictions

Total Floor Area: 98 square metres

Electric: Mains Supply

Water: Mains Supply

Heating: Gas Central Heating

Broadband: Ultrafast available in the area

Mobile Coverage: You are likely to have voice and data coverage

Sewage: Mains Supply

Restrictions: Ask Agent

Tenure: Freehold

Easements, servitudes or wayleaves: Ask Agent

Public rights of way: Ask Agent

Conservation area: Yes

Coal Mining: The property is within the Coalfield Consultation

Parking: Permitted on the Road

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## The Disclaimer

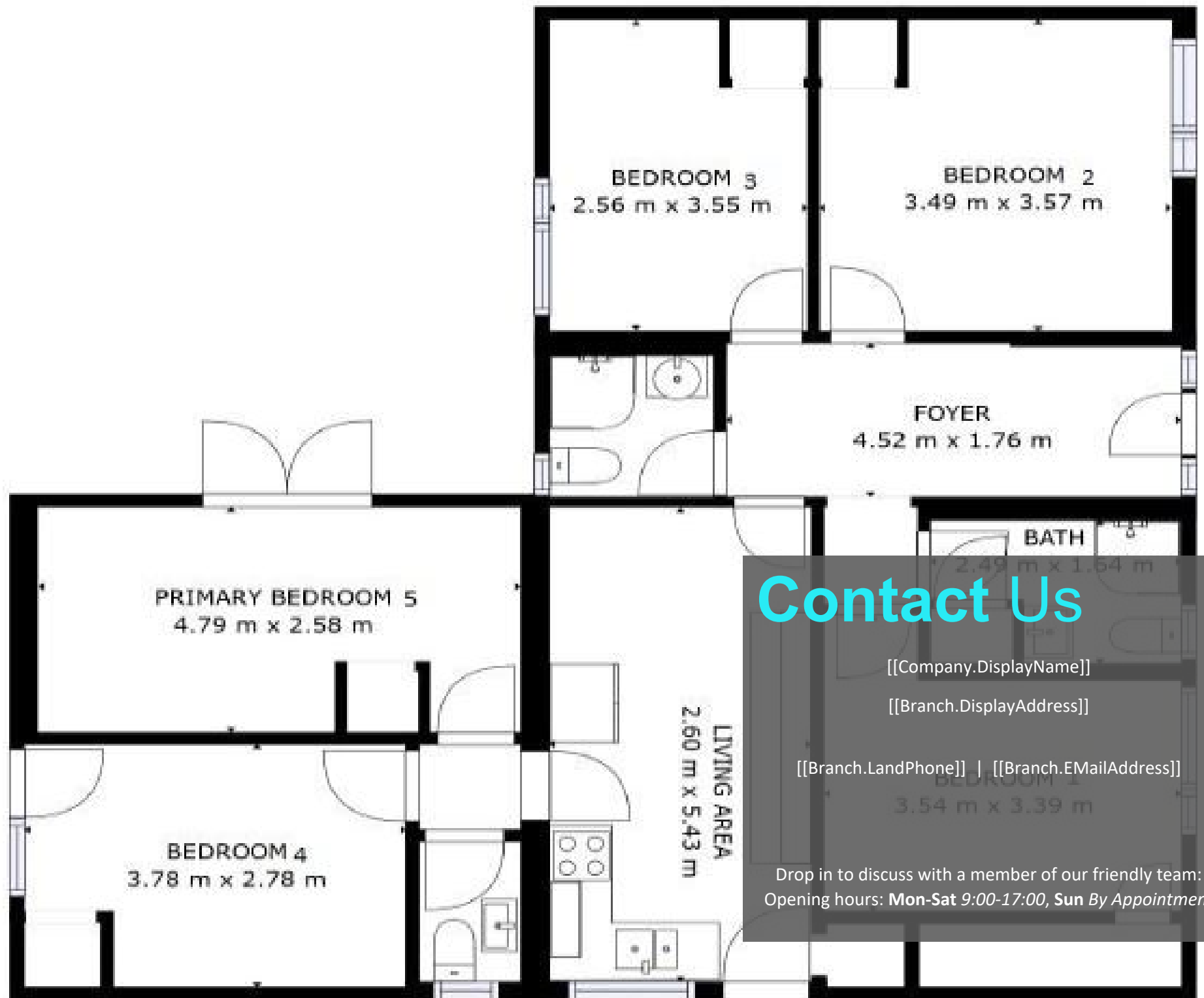
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## The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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Drop in to discuss with a member of our friendly team:  
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**