



Church Street, Lenton

In Excess of £560,000

 **Comfort**
Estates



An opportunity to invest in a highly sought-after, prime student area. This characterful detached HMO cottage boasts eight well-sized bedrooms, four bathrooms, and a single garage. The property offers a total internal area of approximately 221.9m². It has been let agreed for the 2025/2026 academic year with a confirmed annual rental income of circa £54,080, representing a 9% net yield with a strong and consistent history of full occupancy. This property represents a proven and reliable investment opportunity in one of the city's most popular student locations.

- Private garden
- Off-road parking
- Spacious patio area
- Modern kitchen with integrated oven
- Multiple modern bathrooms
- Cosy fireplaces
- Period features
- Abundant natural light
- Spacious bedrooms with built-in wash basins
- Dedicated work and study areas





Kitchen

10' 4" x 12' 8" (3.16m x 3.87m)

A spacious space with modern white gloss units and black worktops. Neutrally decorated, with original terracotta tiles to the floor.

Lounge

19' 2" x 24' 11" (5.85m x 7.60m)

A well proportioned communal lounge with Velux skylights and being neutrally decorated, and having character features such as an original fireplace.

Bedroom 1

12' 11" x 13' 11" (3.93m x 4.23m)

Double bedroom on the ground floor with carpet flooring, sash window to the front elevation and arched window to the side elevation.

Bedroom 2

12' 11" x 10' 6" (3.93m x 3.20m)

Double bedroom on the ground floor with carpet flooring and sash window to the front elevation.

Shower Room

Shower room located on the ground floor with tiled floors, shower cubicle, WC and wash hand basin.

Bedroom 3

10' 0" x 13' 3" (3.05m x 4.03m)

Double bedroom with laminate flooring, window to the front elevation and access to a large cupboard and en-suite.

En-suite to bedroom 3

9' 1" x 4' 11" (2.78m x 1.51m)

En-suite located on the ground floor with tiled floors, shower cubicle, WC and wash hand basin.

Bedroom 4

9' 10" x 6' 9" (3.00m x 2.07m)

Double bedroom with closet. Carpet floorings and window to the rear elevation.



Bedroom 5

13' 2" x 13' 11" (4.02m x 4.25m)

Double bedroom on the first floor with carpet flooring and window to the front elevation.

Shower Room

5' 7" x 6' 7" (1.70m x 2.00m)

Shower room located on the first floor with tiled floors, shower cubicle, WC and wash hand basin.

Bedroom 6

13' 3" x 12' 10" (4.05m x 3.92m)

Double bedroom on the first floor with carpet flooring and window to the front elevation.

Bathroom

5' 1" x 9' 7" (1.56m x 2.92m)

Three piece bathroom suite with vinyl flooring, shower over the bath, wash hand basin and WC. Windows to the rear elevation.

Bedroom 7

10' 2" x 15' 4" (3.10m x 4.68m)

Double bedroom on the first floor with carpet flooring and window to the front elevation.

Bedroom 8

13' 11" x 13' 3" (4.25m x 4.03m)

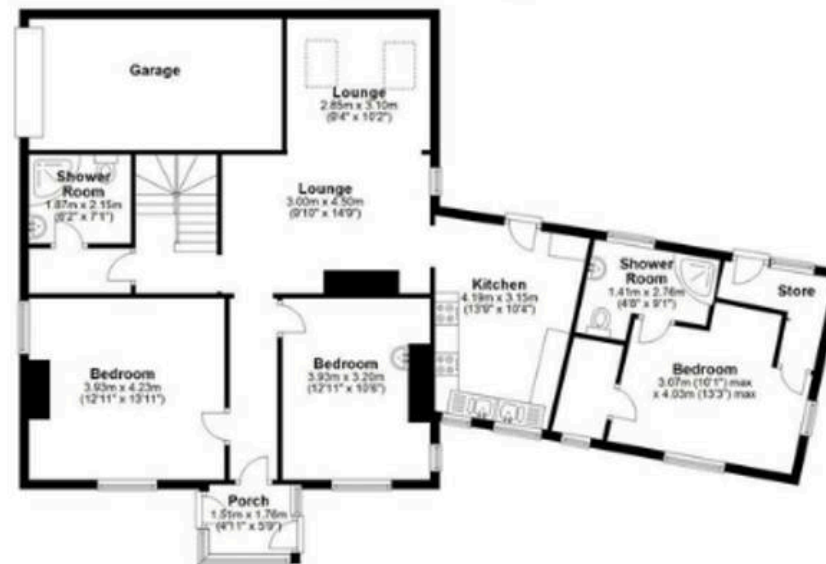
Dual aspect double bedroom on the first floor with windows to the front and rear elevations, carpeted flooring and storage cupboard.

Garage



Ground Floor

Approx. 124.8 sq. metres (1344.2 sq. feet)



First Floor

Approx. 97.0 sq. metres (1044.4 sq. feet)



Total area: approx. 221.9 sq. metres (2388.6 sq. feet)