



**Broughton Drive, Nottingham**

Offers Over **£367,500**

 **Comfort**  
Estates





A fantastic student HMO INVESTMENT PROPERTY situated in the popular area of Wollaton. Currently rented until August 2026 for £36,167.90 p/a, representing a gross yield of 9.64%. 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!

- Let for 24/25 & 25/26
- Generating £36,167.90 p/a
- Popular Location
- HMO Licensed
- Fully Refurbished 2023
- Close to QMC and University of Nottingham







### Entrance Hall

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

### 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

### 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.

### 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.

### Shower Room

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.





### **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.

### **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 and wall mounted mirror above the sink.

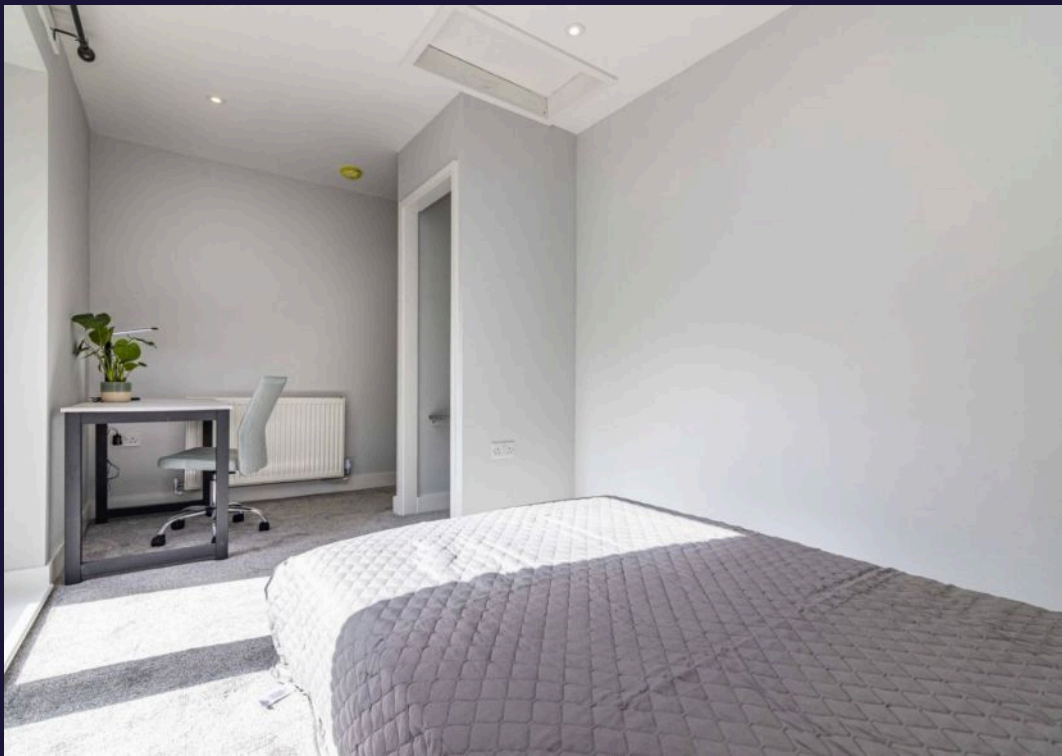
### **Bedroom 4**

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.

### **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.



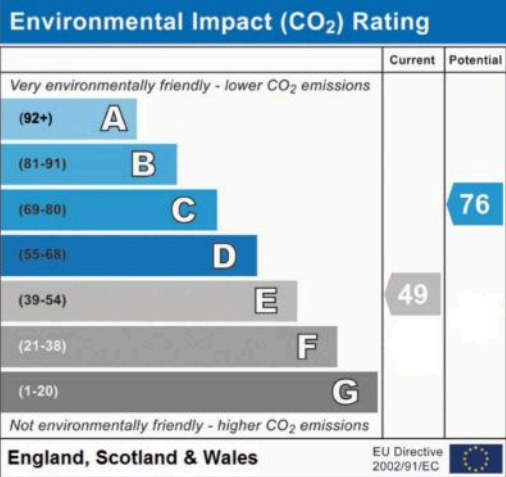
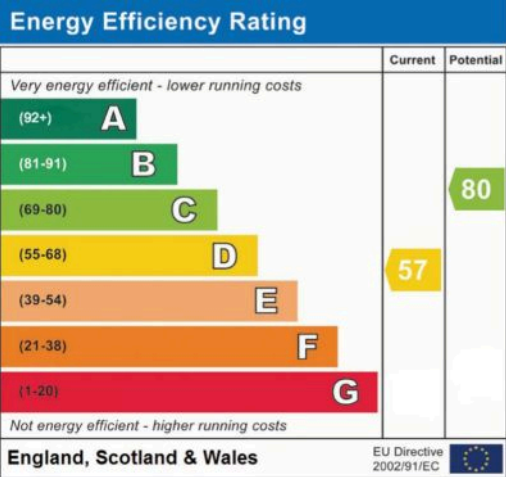




FLOOR 1

**TOTAL: 98 m<sup>2</sup>**  
FLOOR 1: 98 m<sup>2</sup>









## Comfort Estates

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