

# Goods Yard Close

Loughborough, LE11 5EB



Fully Licensed HMO located within the Student Triangle, tenanted until June 2025 receiving an income of £1430pcm / £17160pa being sold with no onward chain.

**£280,000**

**John German** 

The property has a fantastic rental history and would make an ideal purchase for any investor.

Accommodation comprises; four bedrooms (three lettable), modern shower room, ground floor W.C., lounge and kitchen.

Externally, there is a low maintenance rear garden and driveway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

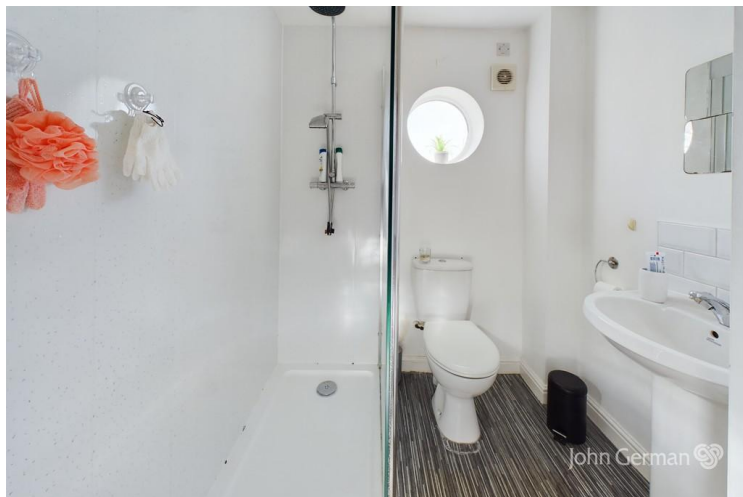
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/30102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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