



Trafalgar Road, Beeston
£200,000

 **Comfort**
Estates



Trafalgar Road

Beeston, Nottingham

This modern, well-presented property offers an excellent buy-to-let investment opportunity in the highly desirable area of Beeston Rylands, a location known for consistently strong tenant demand from students and professionals.

Beeston remains one of Nottingham's most popular rental hotspots, supported by its vibrant high street, excellent transport links, including the tram network and Beeston train station, and easy access to the City Centre, University of Nottingham, and the Queen's Medical Centre.

The property features a generous and flexible layout, including two reception rooms, a fitted kitchen, three double bedrooms, a large bathroom, a separate WC, and a study—ideal for maximising rental appeal and yields.

With its modern finish, strong location, and proven track record, this property represents a high-yielding investment with excellent long-term prospects.

Let agreed for 26/27 academic year with gross rental income of £22,620 pa, representing an 11.3% gross yield.

The net figures represent 8.9% yield with an income of £17,940 pa.

Arrange your viewing now.



**Kitchen**

A well-presented, modern, fully fitted kitchen with integrated appliances. A range of slate grey wall and base units, wood effect lino flooring, stainless steel extractor fan, oven, and dishwasher.

Lounge Diner

A bright and spacious room, neutrally decorated with laminate flooring, spotlights, and a window to the rear aspect.

Lounge

Downstairs there is a second living space which could be used as a study area, a cinema room or a snug.

Bedroom 1

The master bedroom has an en-suite shower room and is well-presented with a grey carpet and a window overlooking the rear aspect.

Bedroom 2

11' 4" x 11' 5" (3.45m x 3.48m)

Neutrally decorated with grey carpeted flooring and a window to the front aspect.

Bathroom

Modern bathroom with tiled walls and three piece suite comprising P-shaped bath with shower over, wash hand basin and low level W.C



Trafalgar Road

Beeston, Nottingham

A beautifully presented, hands-off, BUY-TO-LET property. A 3-bedroom HMO WITH TENANTS IN SITU. Let agreed for 26/27. Close to UON and QMC with an impressive 11.3% gross yield and circa 9% NET. Call now
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

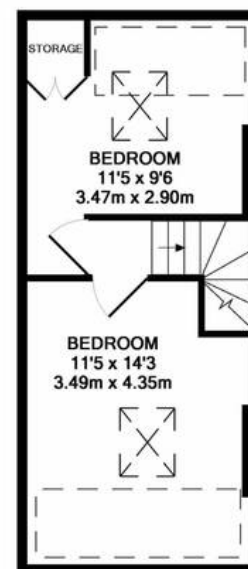
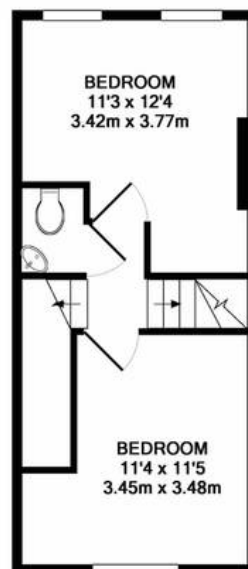
EPC Environmental Impact Rating: D

- 11.3% gross rental yield
- 8.9% net rental yield
- Fully licensed HMO
- Three double bedrooms
- Close to Beeston Town Centre
- Walking distance to UON and QMC Hospital
- Excellent buy-to-let investment opportunity
- EPC Rating: C
- Currently let and let agreed for 26/27 academic year





Comfort Estates



1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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