



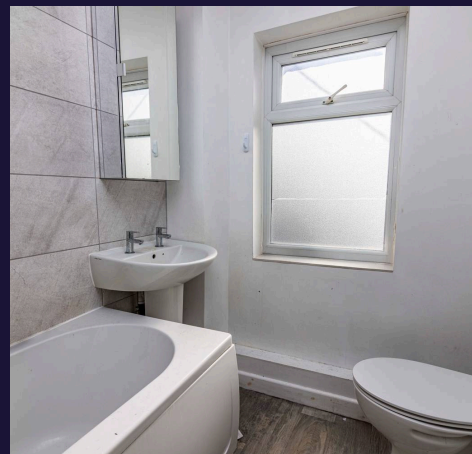
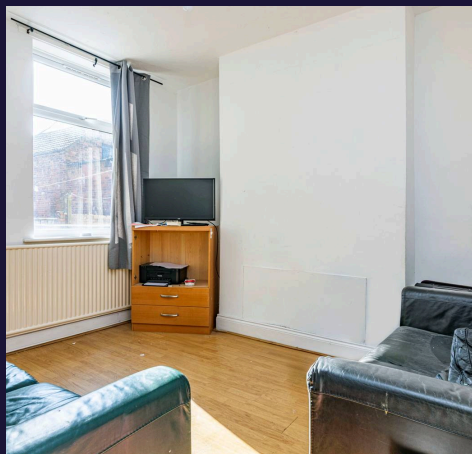
Forest Grove, Nottingham  
£325,000





Impressive 4-bed HMO property in popular Arboretum area, FULLY LET FOR 25/26. Strong rental income of £29,120/year, 9.3% NET yield. Ideal investment near Nottingham city centre and NTU

- Licensed HMO Property In The Arboretum
- Four Double Bedrooms
- Fully Let For 2025 - 2026 Academic Year
- Gross Rental Income Of £29,120 pa
- Gross Rental Yield Of 9.3%
- Victorian Terraced Property
- Prime Location Within Walking Distance to NTU and Nottingham City Centre
- Lucrative Investment Opportunity







Calling all investors! Presenting this 4-bedroom mid-terraced house located in the sought-after Arboretum area, boasting four spacious double bedrooms. Currently operating as a licenced HMO property, it is fully let for the academic year 2025-2026, offering a generous NET rental income of £29,120 per annum and an impressive NET rental yield of 9.3%. This Victorian terraced property is a lucrative investment opportunity, strategically positioned in the heart of Nottingham. Situated within walking distance to Nottingham Trent University and the vibrant Nottingham City Centre, convenience at your doorstep. This property is perfect for investors seeking a profitable venture in a prime location. Don't miss out on this chance to own a Victorian property on a charming, cobbled street in Nottingham

#### **Bedroom 1**

10' 2" x 15' 0" (3.10m x 4.57m)

Double bedroom with carpeted flooring and bay window to the front.

#### **Communal Space**

10' 8" x 12' 1" (3.26m x 3.68m)

Bright and spacious living space with a window to the rear aspect and access to the kitchen.

#### **Kitchen**

6' 4" x 15' 2" (1.93m x 4.63m)

Modern kitchen lined with high gloss wall and base units, integral appliances, and access to the rear garden.

#### **Bedroom 2**

7' 9" x 11' 6" (2.36m x 3.51m)

Double bedroom with carpeted flooring and a window to the rear aspect.

#### **Bedroom 3**

13' 5" x 11' 6" (4.08m x 3.50m)

Double bedroom with carpeted flooring.







#### **Bedroom 4**

11' 11" x 16' 4" (3.64m x 4.99m)

Attic bedroom with carpeted flooring and a boxed bay window to the front aspect.

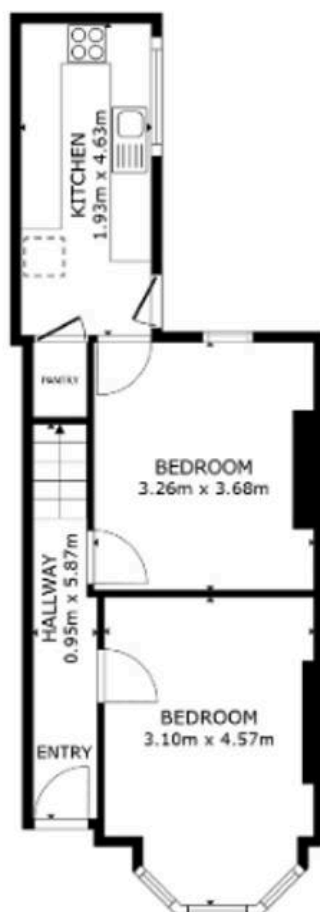
#### **Bathroom**

Well-appointed bathroom with a three-piece suite comprising a panel bath with a shower over, a wash hand basin, and a low-level W.C.

#### **Additional Property Details**

- Property type: Terraced House
- Approx Sq Feet: 445 sqft
- Plot Sq Feet: 807 sqft
- Property Age Bracket: 1910 - 1940
- Council Tax Band: A
- EPC: D





FLOOR 1



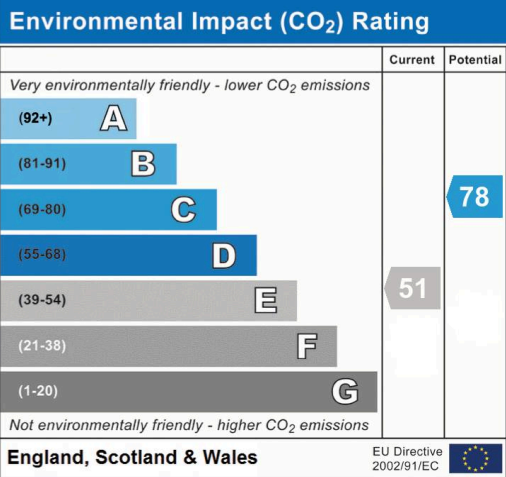
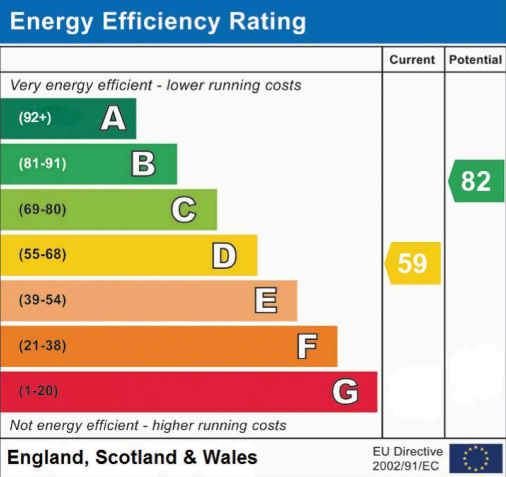
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 41.3 m<sup>2</sup> FLOOR 2 32.8 m<sup>2</sup> FLOOR 3 19.4 m<sup>2</sup>  
 TOTAL : 93.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









## Comfort Estates

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