



Cromwell Street, Nottingham  
£500,000

 **Comfort**  
Estates





Comfort Estates are proud to present this unique opportunity. A well-presented, 8-bedroom HMO. Positioned in the Arboretum, 2-minute walking distance to NTU and perfect for a City Centre lifestyle. It is the perfect investment for those seeking a high yield with great potential to add capital. The accommodation spreads over three stories with large bedrooms throughout, a good-sized communal kitchen diner, and two bathrooms. Sold with no upward chain, this house has a great track record and would make a great addition to any portfolio. Call now for more information.

- HMO 8 Bedrooms
- Let For 2025/2026
- Walking Distance To NTU
- Arboretum Location
- High Yielding HMO
- Close To Nottingham City Centre





### **Living Room**

With lots of natural light which creates the perfect space to relax.

### **Kitchen/Diner**

This kitchen has been completely refurbished to a high standard and is fitted with a gas cooker, double ovens and a fridge/freezer with plenty of storage available.

### **Bedroom 1**

Double glazed window to the rear elevation, sink, radiator and ceiling light point. This room could be utilised as a dining room.

### **Bedroom 2**

A good sized bedroom with a sink, ceiling light point, radiator and window the rear elevation.

### **Bedroom 3**

Ceiling light point, radiator, sink and window to the front elevation.

### **Bedroom 4**

Ceiling light point, radiator, sink and window to the front elevation.

### **Shower Room**

Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and fully tiled walk in shower. Tiled flooring and half height tiling to the rest of the shower room.

### **Bathroom**

Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over and glass shower screen. Tiled flooring, full tiling around the bath and half height tiling to the rest of the bathroom.





### Bedroom 5

Ceiling light point, radiator, sink and window to the front elevation.

### Bedroom 6

Velux skylight, sink, radiator and ceiling light point.

### Bedroom 7

Velux skylight, sink, radiator and ceiling light point.

### Bedroom 8

Velux skylight, sink, radiator and ceiling light point.

### Front/Rear

To the front of the property, there is a pathway leading up to the front door through a metal gate. There is an enclosed courtyard garden to the rear of the property, ideal for those looking for a low maintenance garden.







### Ground Floor

Approx. 79.9 sq. metres (860.4 sq. feet)



### First Floor

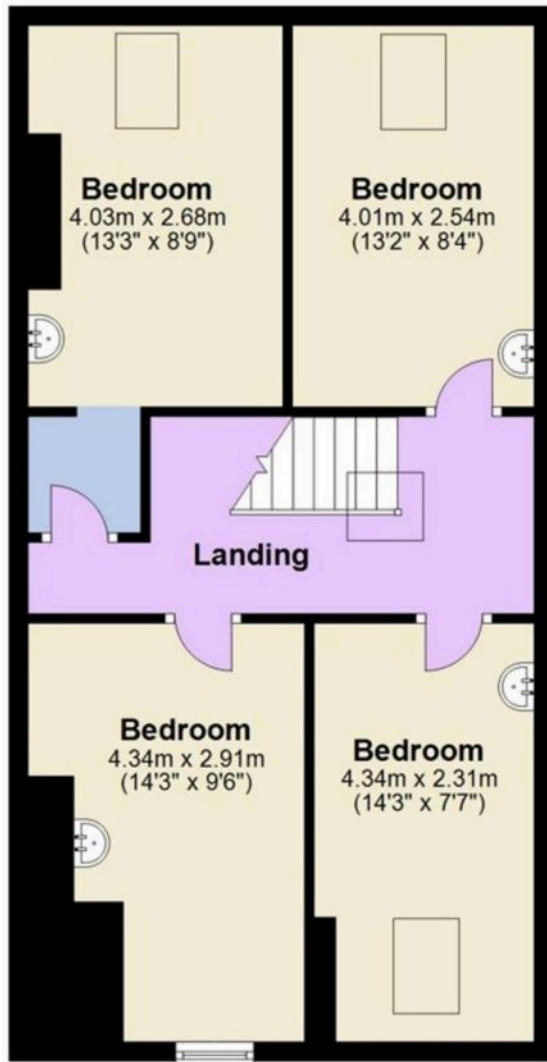
Approx. 66.8 sq. metres (718.8 sq. feet)



Total area: approx. 236.1 sq. metres (2541.4 sq. feet)

## Second Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		





## Comfort Estates

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