



30 Grove Road, Nottingham, NG7 1HJ

£420,000



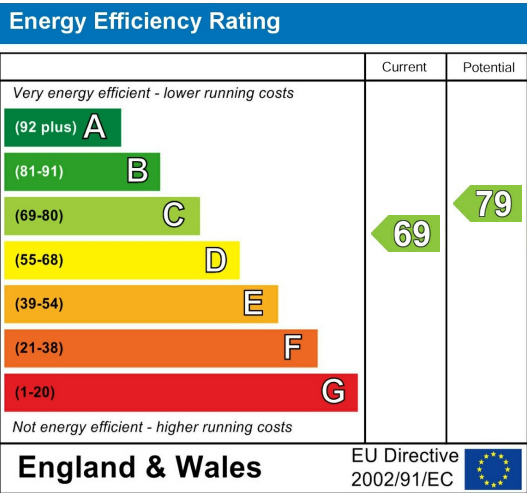
Floor Plan



Area Map



- Exceptional 11% Gross Yield – A truly high-performing asset delivering superior returns.
- Securely Let Until July 2026 – Income of £46,800 p.a. (inclusive).
- Ready-Made Investment – Fully tenanted, managed, and requires no immediate owner input.
- Strategically situated with excellent access to the University and QMC.
- Six Generous Bedrooms – High occupancy rate achieved with optimal bedroom count for HMO licensing.
- Complete, professional recent refurbishment ensures minimal future maintenance.
- Finished to a High Standard – Modern, attractive interiors that command premium rents.
- Excellent Facilities – Features a large dining kitchen, separate lounge, and three washrooms.
- Benefits from full double glazing and efficient gas central heating.
- Turnkey Portfolio Addition – A hassle-free, high-return property, perfect for any investor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.