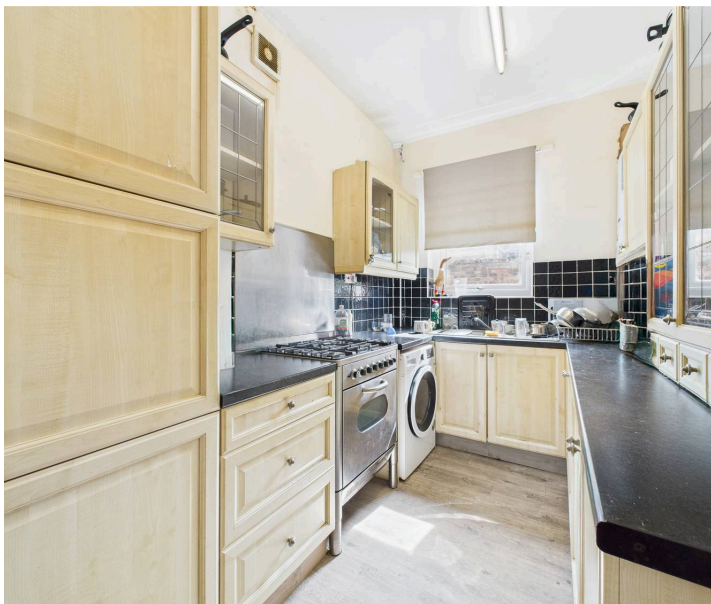




112 Portland Road, Nottingham - NG7 4GP

In Excess of £325,000

DavidJames
the estate agent



112 Portland Road

Nottingham, Nottingham

5-bed student property investment opportunity with tenants in-situ until 2026 offering immediate rental income. A short walk from Nottingham City Centre, NTU City Campus and frequent transport links.

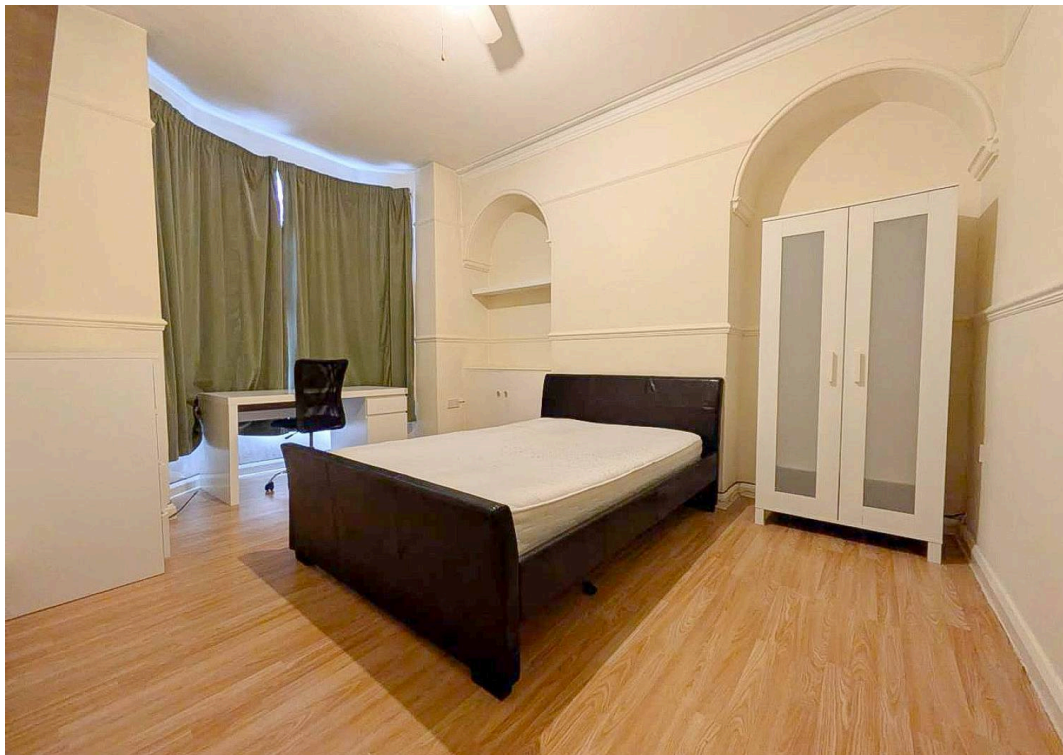
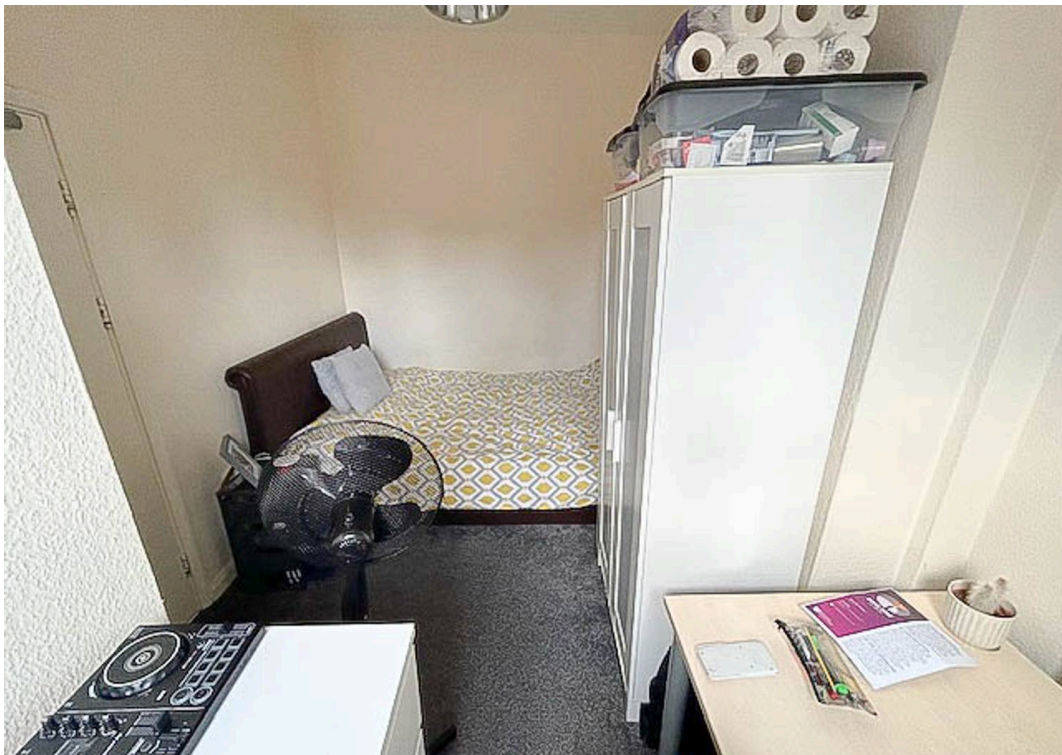
Council Tax band: B

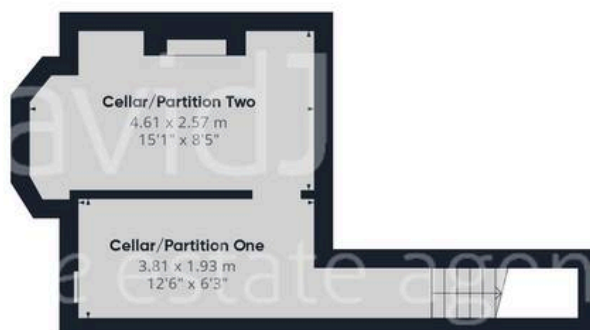
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious mid-terrace property with accommodation set across three storeys
- Student property investment opportunity (approximate 8.5% annual yield)
- Tenants in-situ until July 2026 generating immediate rental income
- A short walk from Nottingham City Centre's vibrant amenities and NTU City Campus
- Local amenities and frequent transport services available nearby
- Bright communal lounge
- Modern kitchen with appliances
- Five double bedrooms
- Bathroom and a separate additional WC
- Low-maintenance rear courtyard





Floor -1



Floor 0

Approximate total area⁽¹⁾

131.3 m²

1414 ft²



Floor 1



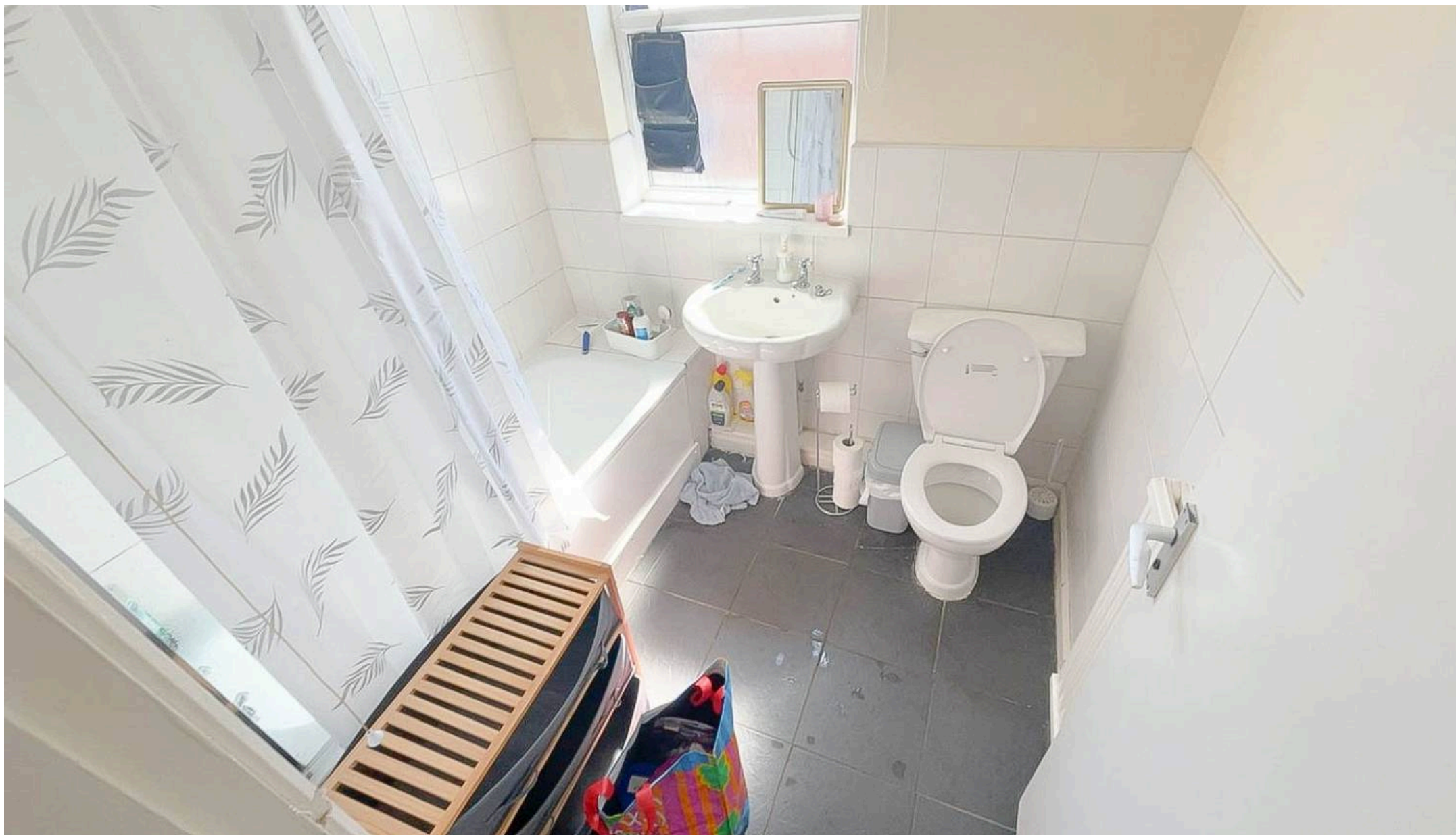
Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.