

116 Portland Road

Nottingham
NG7 4GP

Asking Price Of £350,000



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0115 841 1155



- Five generous double bedrooms spread across three floors
- Kitchen with fitted appliances and gas hob
- Separate lounge and kitchen, ideal for shared living
- Well-appointed bathroom with separate WC
- Private rear garden providing outdoor space
- Floor Area: Approx. 143.3 sq. metres (1,542.9 sq. ft.)



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Key Features

An excellent investment opportunity offering immediate rental income and strong yields. Situated on the ever-popular Portland Road, this substantial five-bedroom, three-storey HMO spans approximately 1,543 sq. ft. and is fully let for the 2025–26 academic year at £135pppw including bills – equating to a gross annual income of £32,175 based on an 11-month tenancy.

This well-maintained property is arranged over four floors (including a basement) and offers generous proportions throughout, featuring five double bedrooms, a spacious living/dining room, a separate modern kitchen, and a private rear garden – ideal for outdoor relaxation or bike storage.

EPC Rating: D

Floor Area: Approx. 143.3 sq. metres (1,542.9 sq. ft.)

Rental Information:

Rent: £135pppw including bills

Tenancy: Let on an 11-month contract from 1st September 2025

Gross Rent: £32,175 per annum

Estimated Net Yield: ~7.3% (assuming 15% running costs)

Sale Price: £350,000 (equivalent to £70,000 per room)



Total area: approx. 143.3 sq. metres (1542.9 sq. feet)

Interested in this home? Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		