116 Portland

Road

Nottingham NG7 4GP

Asking Price Of £350,000



Click for further information:-







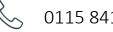


Location

Gallery

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0115 841 1155



- Five generous double bedrooms spread across three floors
- Separate lounge and kitchen, ideal for shared living
- Private rear garden providing outdoor space

- Kitchen with fitted appliances and gas hob
- Well-appointed bathroom with separate WC
- Floor Area: Approx. 143.3 sq. metres (1,542.9 sq. ft.)





Location



Gallery





Video Contact



116 Portland Road, Nottingham, NG7 4GP









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 These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.

