

4 Burns Avenue

Nottingham
NG7 4DR

Asking Price Of £280,000



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0115 841 1155



- 4 double-bedroom student HMO in Nottingham's Arboretum
- Rent model: £100pppw × 48 weeks + £200pp August retainer
- Gross yield: 7.1% based on £280,000
- Positioned just 5 minutes from Nottingham Trent University
- First-floor lounge and spacious kitchen/diner
- Full-height, unconverted basement – ideal for future cinema or lounge
- Unconverted loft with future development potential (STP)
- EPC Rating D (65); Freehold
- Licensed under Additional HMO Scheme; proven tenancy history
- Strong capital growth and income potential in a core NTU rental zone



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Key Features

Licensed 4-Bed Student HMO | Let for 2025/26 | £20,000 Annual Rent | 7.1% Yield | Guide Price: £280,000

A well-presented four-bedroom licensed HMO located in the heart of The Arboretum, one of Nottingham's most established student rental locations. Just a five-minute walk from Nottingham Trent University and close to tram stops and city centre amenities, this is a prime investment opportunity.

Let for the 2025/26 academic year at £100 per person per week on a 48-week AST, plus a £200 per person August rent retainer (no bills included), the property produces a total gross annual rent of £20,000, delivering a 7.1% gross yield based on the guide price.

The accommodation includes four double bedrooms, a first-floor lounge, shared kitchen/diner, and bathroom. A full-height, unconverted basement offers potential for a cinema room or additional communal space. The loft remains unconverted and may offer future development potential (subject to planning).



Total area: approx. 110.6 sq. metres (1190.3 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		