

# 6 Burns Avenue

Nottingham  
NG7 4DR

**Asking Price Of £285,000**



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0115 841 1155



- Licensed 4-bed HMO in high-demand Arboretum location
- Let at £100pppw × 48 weeks + £200pp August retainer
- Gross yield: 7.0% based on £285,000
- Extended kitchen provides added value and tenant appeal
- First-floor lounge and spacious bedrooms throughout
- Full-height basement ideal for conversion to communal space
- Freehold; EPC Rating D (65)
- Additional HMO licence in place; Article 4 compliant
- 5-minute walk to NTU campus and city tram routes
- Strong long-term rental and capital growth performance



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6 Burns Avenue, [Nottingham, NG7 4DR](#)



## Key Features

6 Burns Avenue, The Arboretum, Nottingham NG7

Extended 4-Bed HMO | Let for 2025/26 | £20,000 Annual Rent | 7.0% Yield | Guide Price: £285,000

6 Burns Avenue is a well-proportioned and extended four-bedroom licensed HMO, located in the highly sought-after Arboretum district. Just a short walk from Nottingham Trent University, this area enjoys consistent tenant demand and long-term rental growth.

Let for the 2025/26 academic year at £100 per person per week for 48 weeks, plus £200 per person for August, the property generates a gross annual rent of £20,000, with bills excluded. Based on the guide price, this represents a 7.0% gross yield.

The accommodation is arranged over three floors and includes four spacious double bedrooms, an extended kitchen/diner to the rear, first-floor lounge, and a shared bathroom. The full-height basement (with no natural light) offers excellent scope for conversion into a communal amenity or cinema room, subject to planning.



*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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		