

8 Burns Avenue

Nottingham
NG7 4DR

Asking Price Of £299,950



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0115 841 1155



- Corner-positioned 4-bed student HMO in the Arboretum
- Rent model: £110pppw × 48 weeks + £200pp August retainer
- Largest floor area of the three houses (approx. 124 sqm)
- Spacious kitchen/diner and wide entrance hallway
- Gross yield: 7.3% based on £299,950
- Full-height unconverted basement with scope for cinema/social use
- Corner plot provides layout flexibility and scope for a rear extension (STP)
- EPC Rating D (67); Freehold
- Fully licensed HMO in Article 4 zone with rental history
- Well-positioned for capital uplift and student rent increases



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



Key Features

8 Burns Avenue, The Arboretum, Nottingham NG7

Corner Plot Student HMO | Largest Layout | £21,920 Annual Rent | 7.3% Yield | Guide Price: £299,950

Occupying a prominent corner plot on one of Nottingham's most popular student streets, 8 Burns Avenue is a fully let, well-configured four-bedroom licensed HMO. Just a five-minute walk from Nottingham Trent University, this property benefits from location security and future development potential.

Let for the 2025/26 academic year at £110 per person per week over 48 weeks, plus £200 per person for August, the property produces a gross annual income of £21,920 (excluding bills), offering a 7.3% yield based on the guide price.

The house offers the largest internal footprint of the three properties, featuring four spacious double bedrooms, a wide entrance hallway, first-floor lounge, shared bathroom, and an extended kitchen/diner. The corner plot includes a large rear garden with clear potential for a rear extension (subject to planning), in addition to an unconverted full-height basement, ideal for a cinema room or student amenity.



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		
39-54	E	42 E	
21-38	F		
1-20	G		