

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Goodwin Drive, Kimberley,
Nottingham, NG16

228556536





PROPERTY DESCRIPTION

Our latest listing is in Goodwin Drive, Kimberley, Nottingham, NG16

Rent currently agreed with tenant of **£900** per calendar month which calculates to a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,006** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Goodwin Drive,
Kimberley, Nottingham,
NG16

228556536

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £900

Market Rent: £1,006

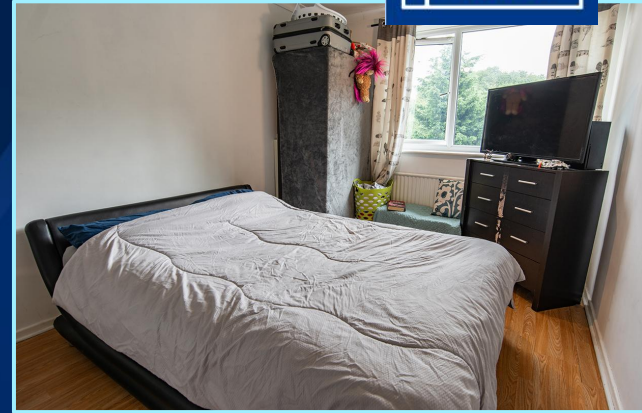
Lounge



Kitchen



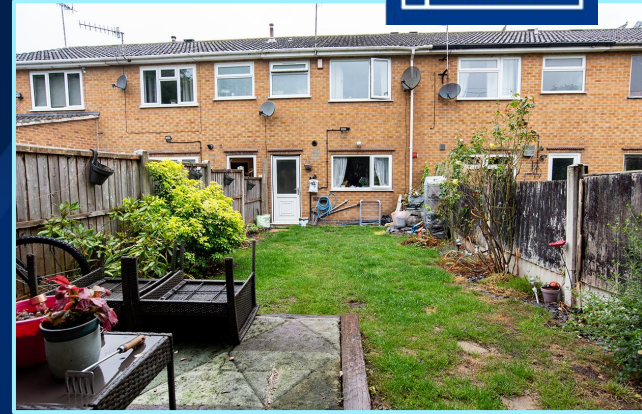
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£181,000

10% Deposit (£5,000 Minimum) **£18,100**

Buyers Premium **£6,000**

Paid On Accepted Bid **£24,100**

Purchase Balance **£162,900**

SDLT Charge **£10,170**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£174,070**

Your total all in costs would be ~£174,070 after taxes and fees based on a purchase price of £181,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £220,000.

 £220,000	2 bedroom terraced house for sale Hardy Street, Kimberley, Nottingham, NG16 CURRENTLY ADVERTISED Marketed from 29 Jul 2026 by Watsons Estate Agents, Kimberley + Add to report
 £210,000	2 bedroom terraced house for sale Primrose Cottage, Barley Close CURRENTLY ADVERTISED Marketed from 26 May 2026 by Tristrams Sales & Lettings, Nottingham + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our lettings team.



£1,150 pcm

2 bedroom semi-detached house

Boswell Street, Nottingham, NG8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 3 Aug 2026 by Belvoir, Bulwell

+ Add to report



£1,050 pcm

2 bedroom terraced house

Halstead Close

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Aug 2026 by JMS Sales & Lettings, Hucknall

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Goodwin Drive, Kimberley, Nottingham,
NG16

PROPERTY ID: 228556536

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.