

28 Marlborough Street | Dunkirk | Nottingham | NG7 2LE

Small student investment For Sale. Suitable for owner occupation or investment. Income secured until 30th July 2027

86.9m²
(935ft²)

- Well appointed, 4-bedroom student house with shower room and WC
- Currently let as a 3-bed house
- Four generous bedrooms arranged on three floors
- Current Gross Income £22,500 per annum
- Offers in the region of £225,000
- Initial yield 10%
- £56,250 per bed



FOR SALE



Location



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Nottingham

Nottingham is a major provincial city in the East Midlands with substantial interests in retail, manufacturing, education, offices, warehousing and distribution. Nottingham City Centre has a population of circa 275,000 persons, 90,000 students, a leisure catchment of 750,000 plus together with a shopping catchment of approximately 2,000,000 persons.

Location

Situated in the popular Dunkirk area of Nottingham, this property enjoys close proximity to local amenities and The University of Nottingham, with excellent transport links making it a highly desirable location for students and professionals alike and also for private investors.

Bus and Tram stops are close by for access to the City Centre and Beeston.

The Property

This is a terraced property, currently converted into student accommodation with four double bedrooms, kitchen/dining room and shower room, with WC facilities to the rear. The property enjoys the benefit of full gas fired central heating.





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Accommodation

The property comprises the following total area of:-

Description	Inches	Ft
Ground Floor Bed	3.89 x 3.99	12.9 x 13.1
Kitchen/Dining Room	6.79 x 3.99	22.3 x 13.1
Shower Room	1.58 x 2.09	5.2 x 10.0
First Floor Front Bed	3.35 x 3.99	11.0 x 13.3
First Floor Back Bed	3.39 x 3.99	11.2 x 13.1
Second Floor	3.70 x 0.73	12.2 x 2.5

Description	m ²	ft ²
Ground Floor	40.8	439.2
First Floor	31.2	335.8
Second Floor	14.9	160.8
Total	86.9	935

(This information is given for guidance purposes only).

EPC

The property has an EPC Rating of D/56 expiring 13th October 2028.



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Tenancy

The property is let from 1st August 2026 for a term of 50 weeks at a total rent of £22,500 per annum.

This is a 4-bedroom student property that has been let as 3 bedrooms. The rate per bed is £150 per week as opposed to £136 per week.

A copy of the tenancy agreement is available upon request.

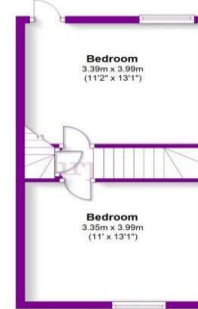
Price

Offers in the region of £225,000 to show a gross yield of 10%. £56,250 per bed space.

Ground Floor
Approx. 40.8 sq. metres (439.2 sq. feet)



First Floor
Approx. 31.2 sq. metres (335.8 sq. feet)



Second Floor
Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)





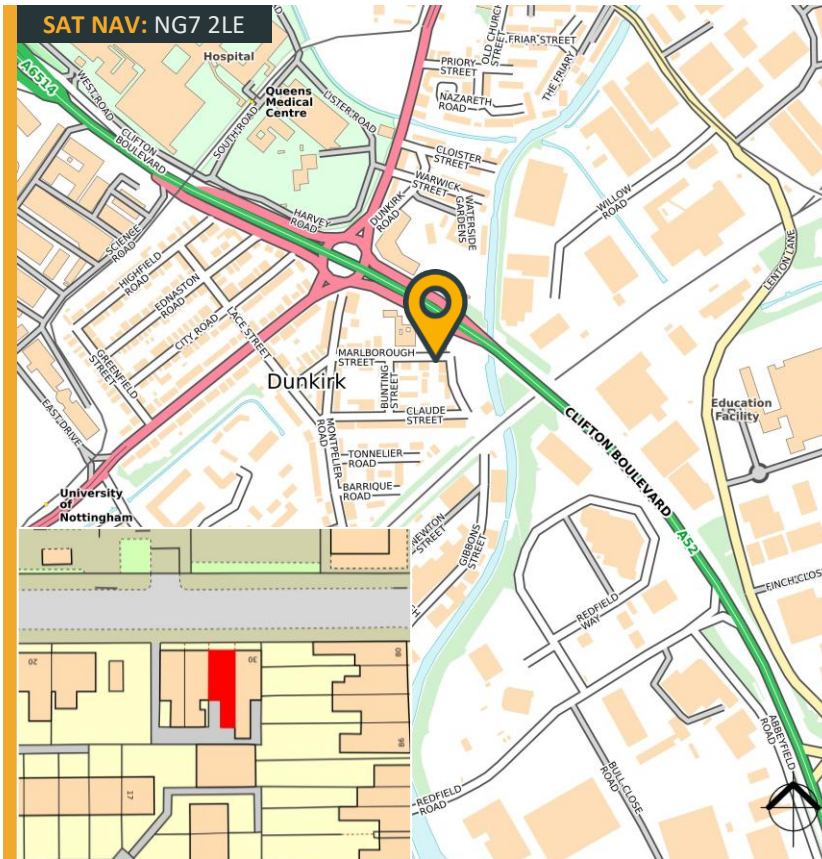
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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Noel Roper

07711 211 511

noel@fhp.co.uk



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26/05/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.