

# 2 Gadd Street

Nottingham  
NG7 4BJ

**Asking Price Of £460,000**



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0115 841 1155



- 6 Bedroom HMO Investment
- Less Than A Mile To NTU City Campus
- Bills Inclusive Property
- Let at £140 PPPW
- Well Presented Property
- Gross annual income: approx. £43,680
- Gross yield: approx. 9.5%
- Fully licenced and compliant HMO
- Prime student location with strong annual demand
- Can be purchased individually or with adjoining 56 Peveril Street and 2 Gadd Street

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## Key Features

Property Features:

6 Double Bedrooms – evenly sized

2 Modern Bathrooms – 1 per upper floor

Spacious Open Plan Kitchen and Dining Room

Separate Communal Lounge

White Goods Included – American-style fridge freezer, washer and separate dryer

Flat-Screen TVs in Every Bedroom

2 Allocated Parking Spaces

Located within a modern estate (circa 10–12 years old)

Excellent transport links and walking distance to NTU

Investment Highlights:

Tenancy for 2024/25: Fully Let at £140pppw (Inclusive of Bills and Internet)

Gross Annual Rent: £43,680

(6 tenants × £140pppw × 52 weeks)

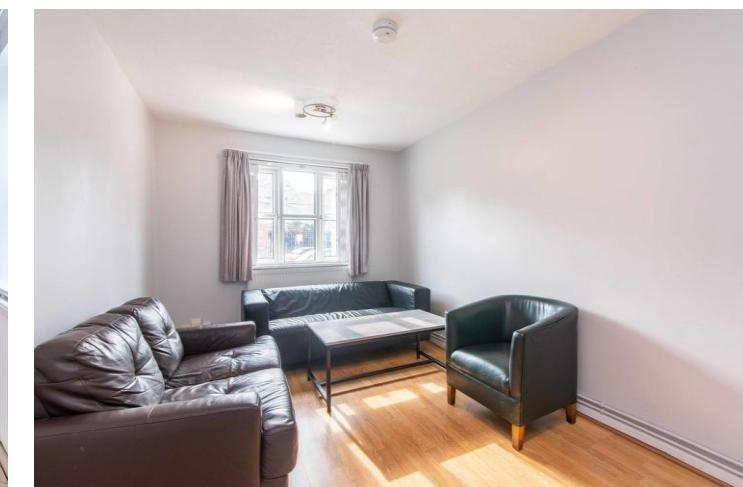
Operating Expenses (Estimated at 15%): £6,552

Net Annual Income: £37,128

Asking Price: £460,000

Gross Yield: 9.49%

Net Yield: 8.07%



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**Ground Floor**  
Approx. 39.8 sq. metres (428.0 sq. feet)



**First Floor**  
Approx. 39.9 sq. metres (429.1 sq. feet)



**Second Floor**  
Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 119.5 sq. metres (1286.2 sq. feet)



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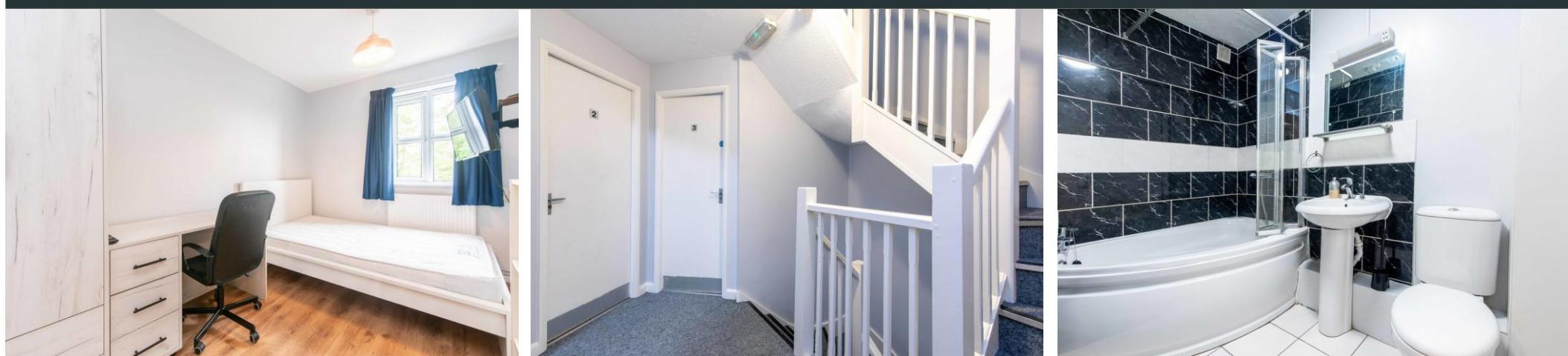


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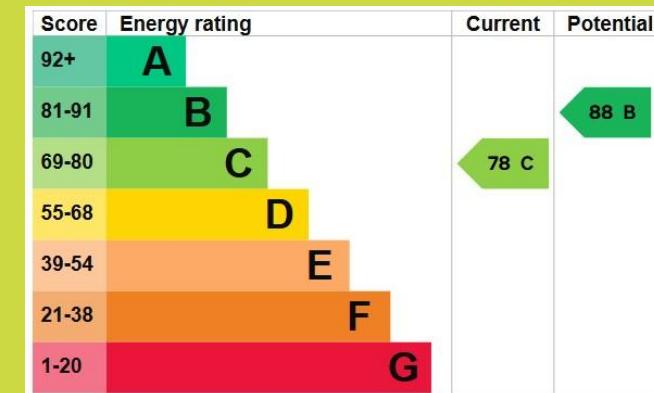


*Interested in this home?*

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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