



30 Grove Road, Nottingham, NG7 1HJ

£420,000

Floor Plan



Area Map



- Exceptional 11% Gross Yield – A truly high-performing asset delivering superior returns.
- Securely Let Until July 2027 – Income of £46,800 p.a. (inclusive).
- Ready-Made Investment – Fully tenanted, managed, and requires no immediate owner input.
- Strategically situated with excellent access to the University and QMC.
- Six Generous Bedrooms – High occupancy rate achieved with optimal bedroom count for HMO licensing.
- Complete, professional recent refurbishment ensures minimal future maintenance.
- Finished to a High Standard – Modern, attractive interiors that command premium rents.
- Excellent Facilities – Features a large dining kitchen, separate lounge, and three washrooms.
- Benefits from full double glazing and efficient gas central heating.
- Turnkey Portfolio Addition – A hassle-free, high-return property, perfect for any investor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	69	79
	EU Directive 2002/91/EC	

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3 Park Street, Derby Road, Lenton, Nottingham, NG7 1RR

Tel: 0115 9120061 Email: mail@ms-estates.co.uk www.ms-estates.co.uk