



224 Derby Road,  
Nottingham, NG7 1NQ



# 224 Derby Road, Nottingham, NG7 1NQ

A great opportunity to purchase an investment HMO property, in a popular student area!  
CURRENT LET FOR THE ACADEMIC YEAR OF 25/26 - 26/27 - 7 BEDROOMS  
We are advised Rent Received £4853.33 per Month - Total income £58239.96 including Water, gas and electricity.

This handsome mid terraced property provides accommodation arranged over three floors including: a lounge, a bedroom (with an en-suite shower room), an open plan kitchen, and a utility room on the ground floor, three bedrooms on the first floor (one with an en-suite shower room, and two sharing a Jack & Jill style shower room), and three further bedrooms on the second floor (again, one with an en-suite shower room, and two sharing a Jack & Jill style shower room).

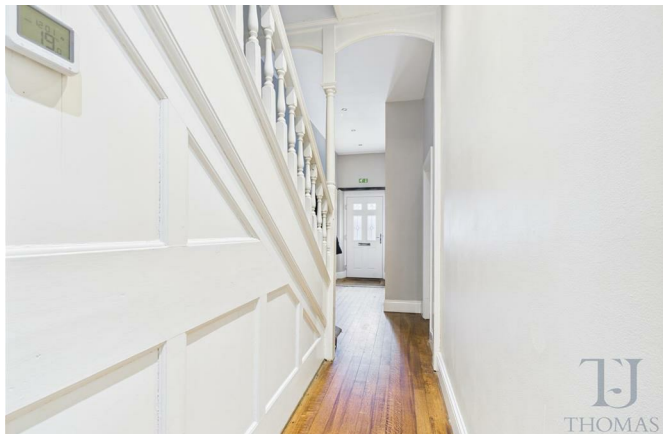
Benefiting from gas central heating and double glazing, the property has courtyard style gardens to both the front and rear.

We are advised that the property is fully let for the academic year 2025/2026, with tenants moving in from 1st July 2025.

The property is within easy reach of Nottingham City Centre, Nottingham Trent University, the QMC, and local transport links including the tram network.

Sold with all of the existing furniture and fittings inside.  
Viewing is recommended, for this investment property.

## Guide Price £587,500







## ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and doors into the living room, bedroom one, and the open plan kitchen.

The living room overlooks the front.

Bedroom one overlooks the rear, and has a fitted en-suite shower room.

The open plan kitchen kitchen has a range of wall, drawer and base units, numerous appliances, and plenty of space for a dining table and chairs. There is access from here, to the utility room, which has doors opening to both sides.

On reaching the first floor, the landing has stairs off the second floor, and doors into three bedrooms. One this level, bedrooms three and four share a Jack & Jill style shower room, and bedroom two has an en-suite shower room.

There are three further bedrooms accessed from the second floor landing. Here, bedrooms six and seven share a Jack & Jill style shower room, and bedroom five has an en-suite shower room.

## Cellars

There are steps taking you to the cellars which could be converted subject to the relevant planning consents.

## OUTSIDE

At the front of the property there is a small courtyard style garden, with steps up to the entrance door.

To the rear of the property there is a further courtyard style garden.

## Let For The Academic Year 2025/2026

Thomas James have been advised that-  
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## Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2025/2026 £2,656.19.

## Referral Arrangement Note

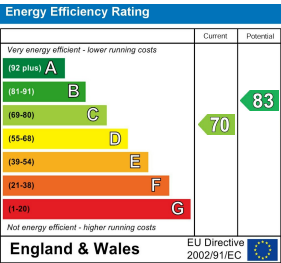
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