



224 Derby Road,
Nottingham, NG7 1NQ

TJ
THOMAS
JAMES

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).

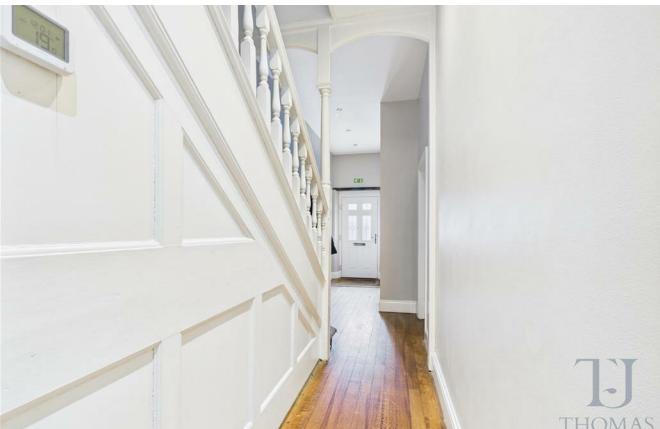
Benefiting from gas central heating and double glazing, the property has courtyard style gardens to both the front and rear.

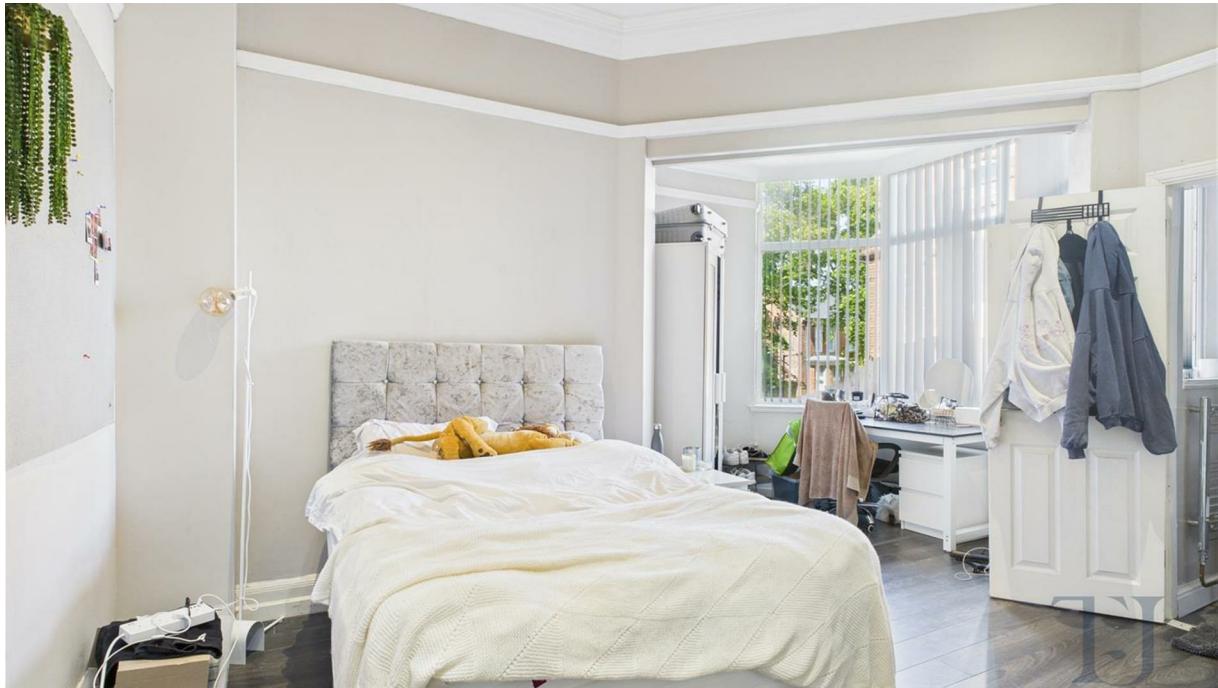
We are advised that the property is fully let for the academic year 2025/2026, with tenants moving in from 1st July 2025.

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 £560,000





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

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	70	83



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