



Gregory Street, Nottingham
£170,000





Gregory Street

Lenton,
Nottingham

Buy-to-Let Opportunity – Currently Let & Income Secured for 26/27

A well-maintained two-bedroom end-terrace in a proven, high-demand rental location, just a short walk from the University of Nottingham and Queen's Medical Centre.

This property has a strong track record of attracting both students and young professionals, with two generous double bedrooms ideal for sharers. Currently let, with tenants secured for the 2026/27 academic year, offering immediate and continued rental income.

Modern, well-maintained, and presented to the market with no work required. This is a turnkey investment in one of Nottingham's most consistently popular letting areas.

Currently achieving £1,155 PCM and agreed at the same rate for the 26-27 academic year.

An excellent option for first-time investors or a solid addition to an existing portfolio, representing 8.1% net yield.





Gregory Street

Nottingham, Nottingham

Student rental boasting £1,155 pcm in RENTAL INCOME. Offered with TENANTS IN SITU for the next academic year and an impressive track record of tenant demand. Impressive 8.1% net yield.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Let agreed for 26/27
- 8.1% net rental yield
- Ideal buy to let investment
- Off-road parking
- Direct access to the UON and the QMC hospital
- 10 minutes to Nottingham City Centre
- End of terrace property
- Two double bedrooms including one with en-suite
- Spacious communal areas with allocated study room



Lounge

14' 8" x 11' 0" (4.46m x 3.36m)

A bright and spacious living room featuring carpeted flooring, a charming fireplace, and a front-facing window that fills the space with natural light.

Kitchen

11' 4" x 9' 4" (3.46m x 2.85m)

Modern kitchen lined with wall and base units, integral appliances, and good sized breakfast bar. Access to rear garden.

Bedroom 1

11' 6" x 11' 5" (3.50m x 3.47m)

Double bedroom with neutral decor and modern finish with carpeted flooring. Window to the front aspect.

Bedroom 2

12' 8" x 8' 0" (3.85m x 2.45m)

Double bedroom with neutral decor throughout, carpeted flooring, and a window to the rear aspect.

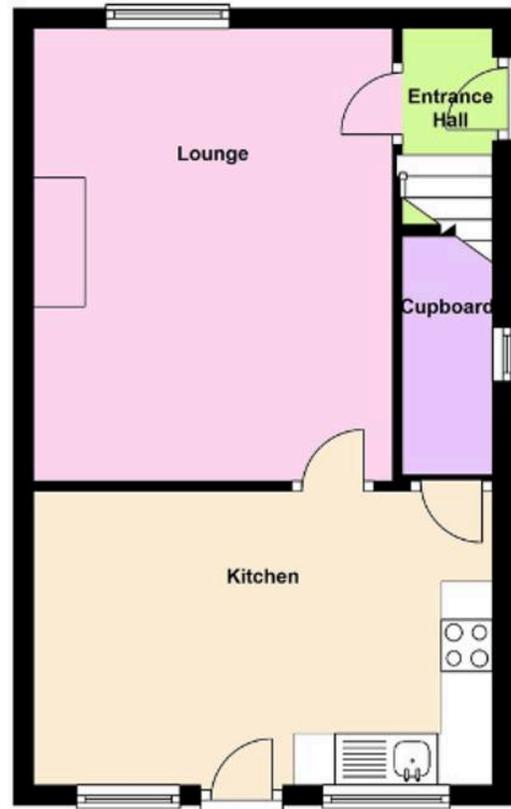
Bathroom

Well presented bathroom suite with white tile and three piece suite comprising a panel bath with a glass shower screen, a wash hand basin, and low level W.C





Ground Floor
Approx. 32.5 sq. metres (349.7 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.5 sq. feet)

