



Houzell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terraced



Hucknall/
Nottingham



CASH



DETAILS

Building type

2 Bed Terrace

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

No reason

Occupier

Empty

Refurbishment

Major

The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.

NUMBERS

Purchase Price	£100 000
Refurbishment	£18 600
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 000
Legal fees	£2 500
Done Up Value (DUV)	£137 000
Final Rent	£895
ROE	~25%
YIELD	~11%
TOTAL INVESTMENT COST (BTL)	~£126 000
Sourcing Fee	£5 250
Project Management Fee	£4 000

REFURB

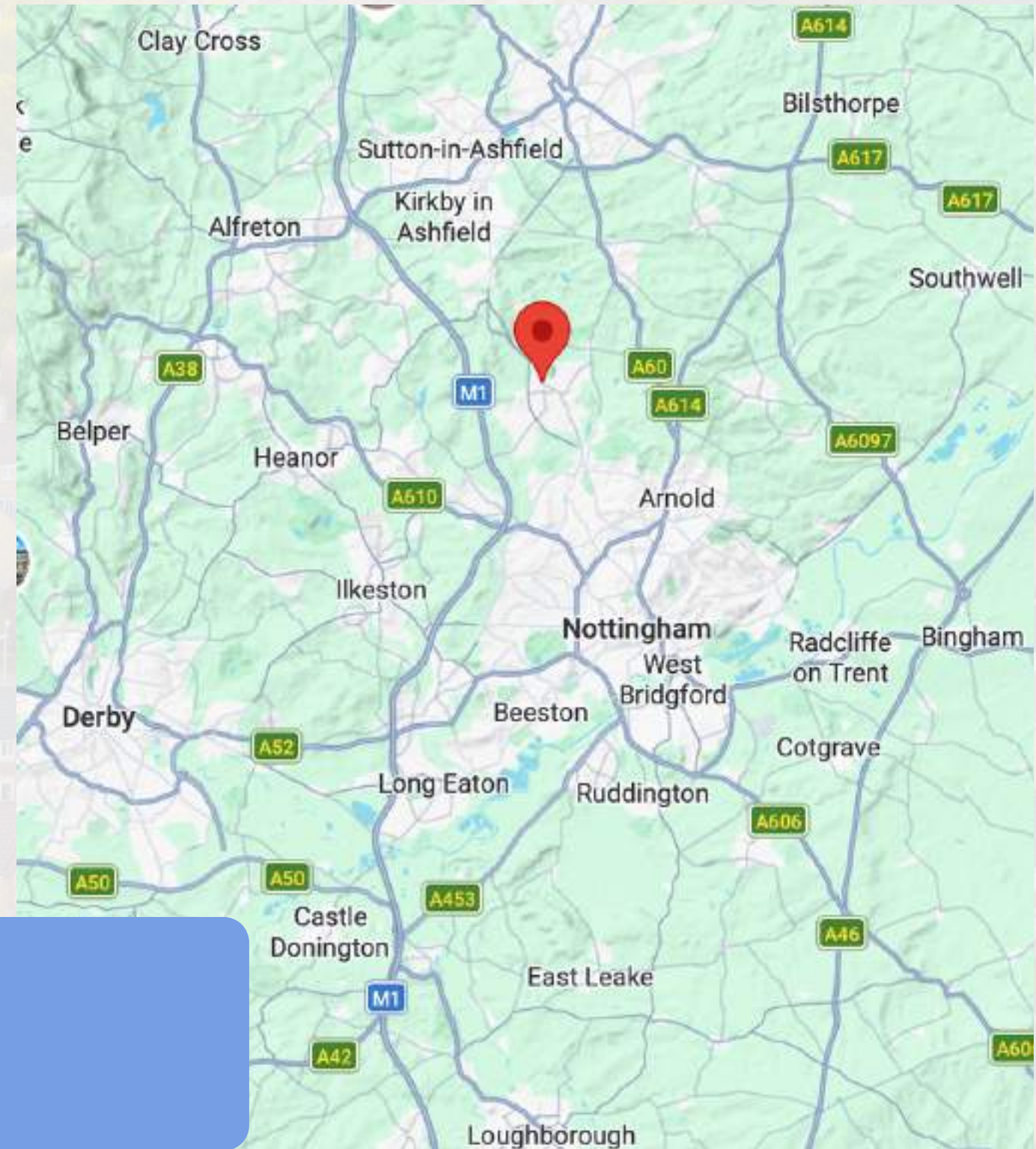
- Kitchen refresh
- Laminate Ground floor
- Carpet removal
- New carpets
- Bathroom refresh- extra unit
- New bathroom flooring
- Replacing some sockets and switches
- Painting
- Painting some doors
- Fuse box
- Damp
- Large glazing
- Chimney cap, chimney slates, facia, chimney flash
- Certificates
- Final deep cleaning

2 bed terrace

Nottingham is a city in Nottinghamshire, England. It had a population of 323,600 in the 2021 United Kingdom census. It is situated on the River Trent and is bordered by Derby to the west, Mansfield to the north, and Newark-on-Trent to the east.

Nottingham and its surrounding towns form part of the wider Nottingham urban area, which has a population of approximately 770,000. The city borders the districts of Broxtowe, Gedling, and Rushcliffe, as well as the wider county of Nottinghamshire.

The City of Nottingham is governed by Nottingham City Council. The East Midlands Combined County Authority, led by a directly elected mayor, is responsible for regional economic development, transport, and other strategic matters across the East Midlands.

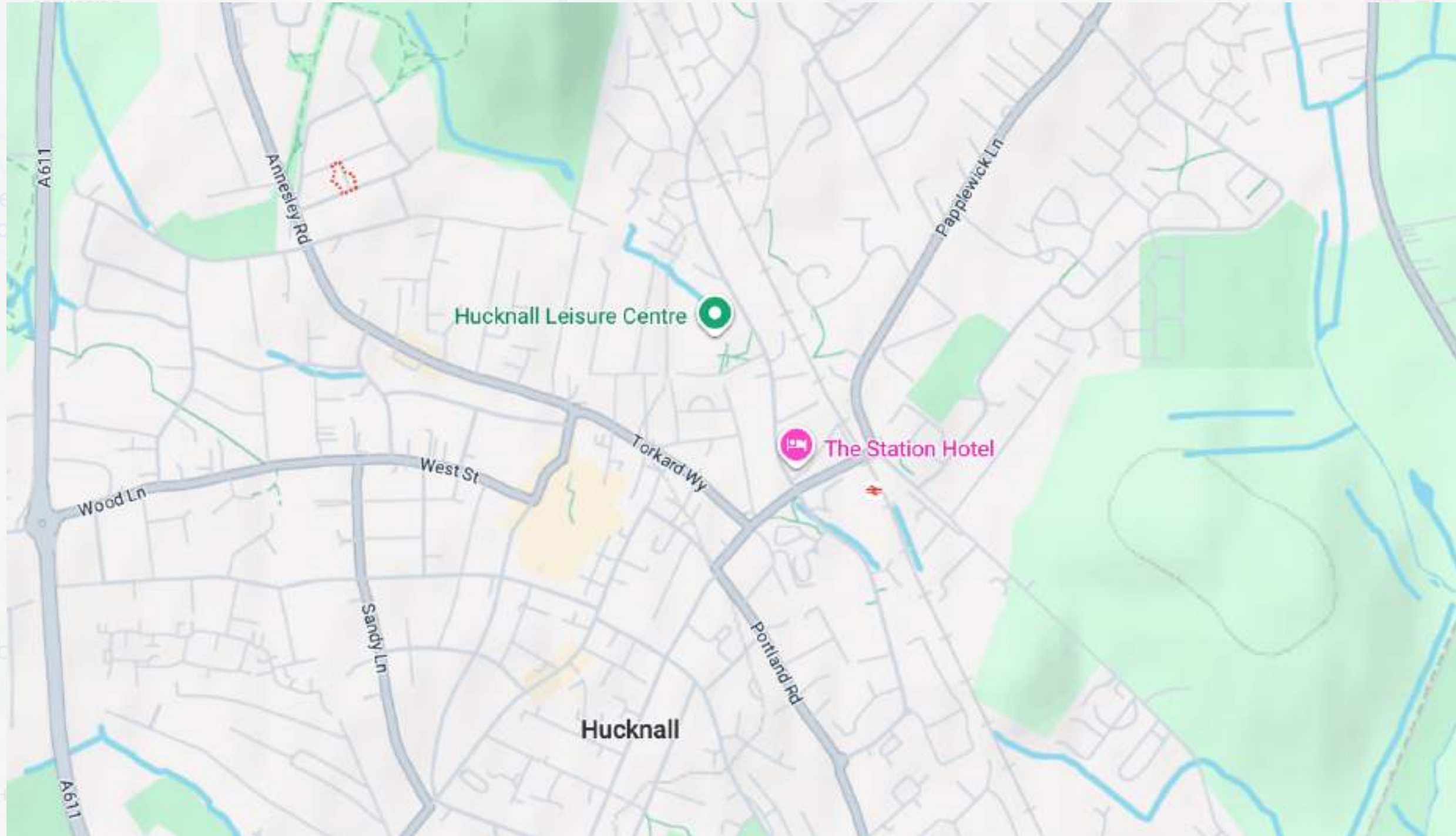


Hucknall/
Nottingham

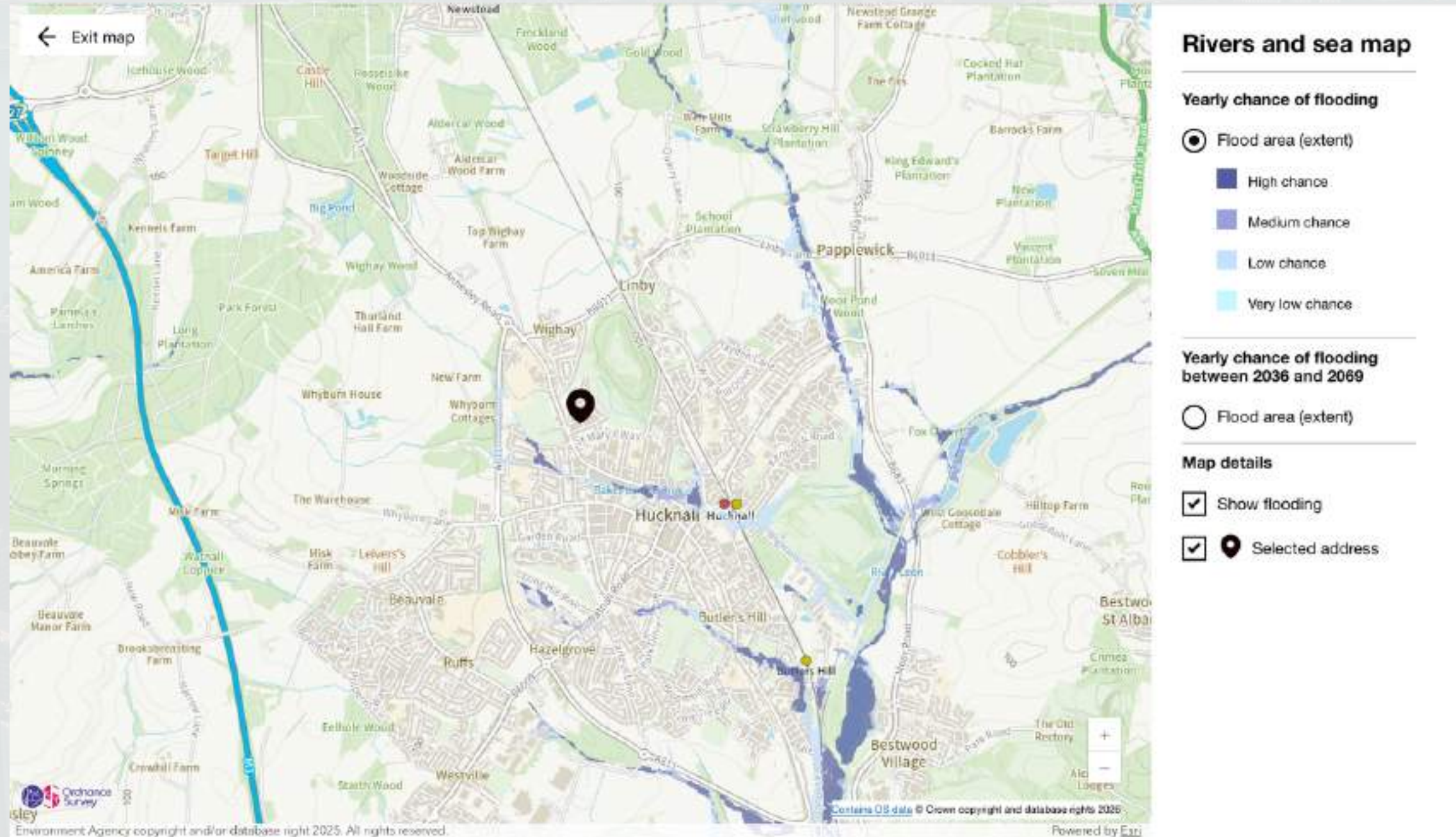


£100,000

LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

73
Total Stops

Bus Stops

11

- Victoria Street 2
0.1km
- St Marys Way 2
0.2km
- Annesley Road 2
0.2km
- Bella Mia 2
0.4km
- Brook Street 2
0.4km
- Barbara Square 2
0.4km
- Sandy Lane 2
0.5km
- The National School 2
0.5km
- Ward Avenue 2
0.6km

Market Place

Nearby Stations

73
Total Stops

Metro/Underground Platform

9

- Hucknall Tram Stop 2
1.2km
- Butler's Hill Tram Stop 2
2.2km
- Moor Bridge Tram Stop 2
3.6km
- Bulwell Forest Tram Stop 2
4.4km
- Bulwell Tram Stop 2
5.0km
- Phoenix Park Tram Stop 2
6.1km
- Cinderhill Tram Stop 2
6.1km
- Highbury Vale Tram Stop 4
6.2km
- David Lane Tram Stop 2
6.8km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned

62%

66%

Private rented

34%

19%

Social rented

4%

15%

FLOOR PLAN



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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SCHOOLS

Nearest Schools

-  **The National CofE Academy**
State School 0.1 miles 
-  **Hucknall National Church of England Primary School**
State School 0.3 miles 
-  **Hillside Primary and Nursery School**
State School 0.4 miles 
-  **Holgate Primary and Nursery School**
State School 0.8 miles 

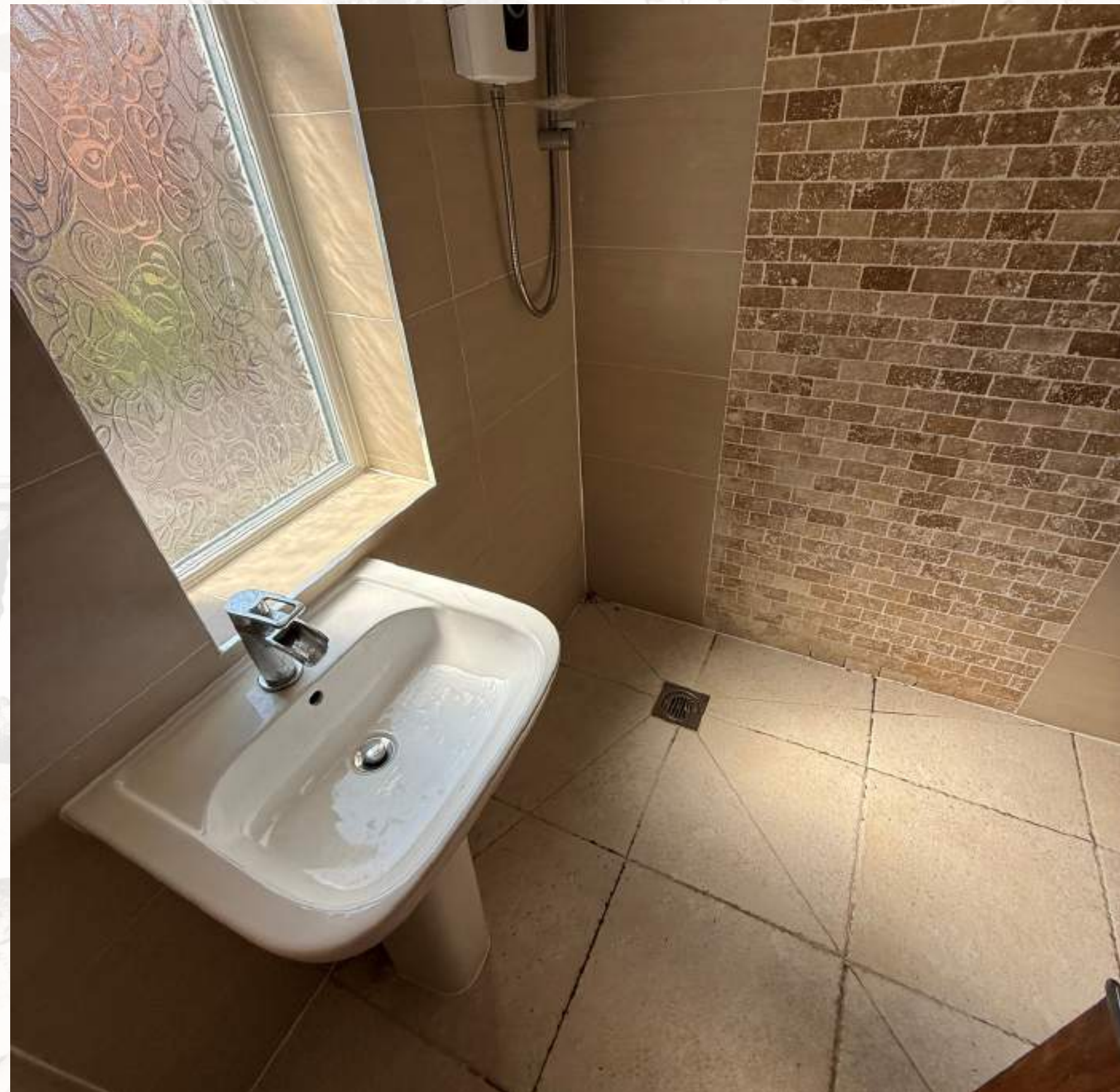
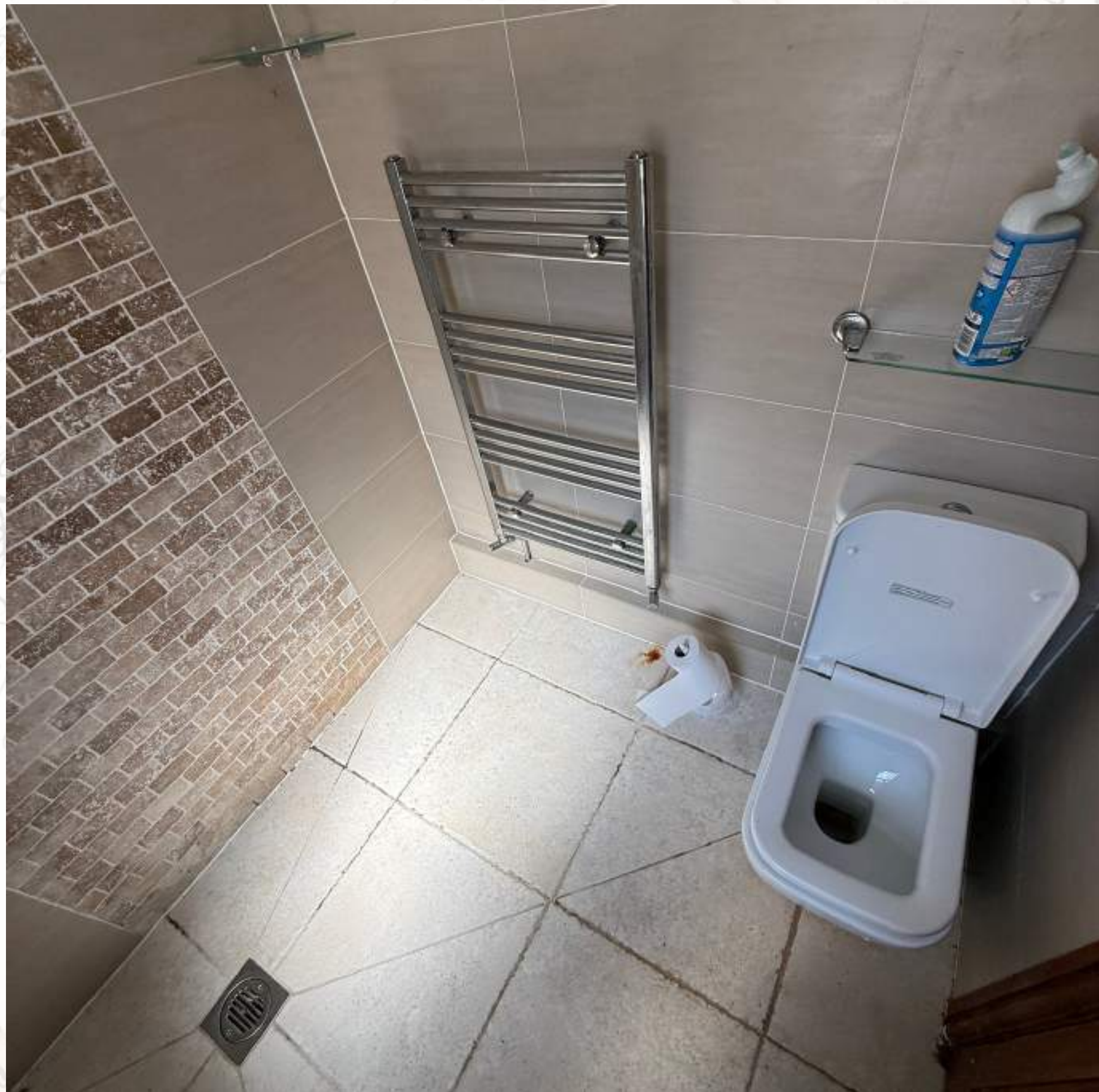
PICTURES



PICTURES



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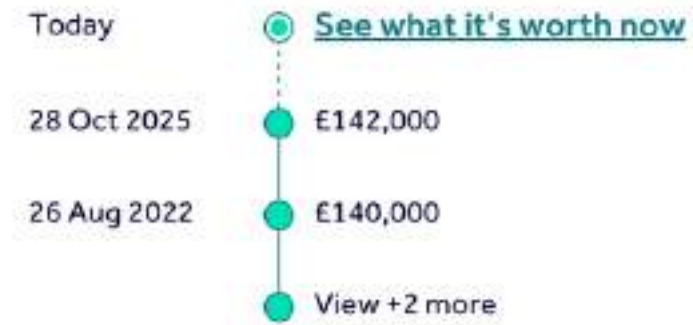
PICTURES



SOLD HOUSE PRICES

40, Belvoir Street, Nottingham NG15 6NL

Terraced 2 Freehold



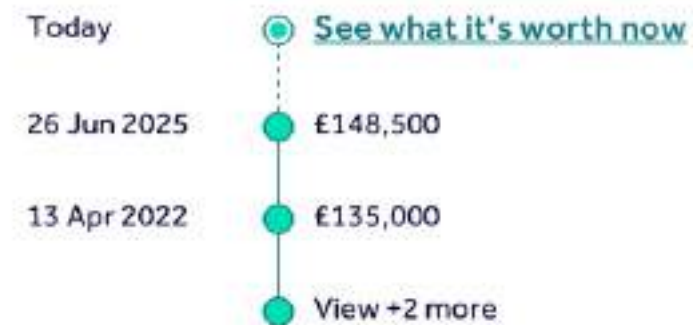
43, Montague Road, Nottingham NG15 7DT

Terraced 2 Freehold



4a, Bentinck Street, Nottingham NG15 7EG

Semi-Detached 2 Freehold



17, Queen Street, Hucknall, Nottingham NG15 7ED

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£132,000
Transaction date	24 October 2025
Property type	Terraced house
Internal area	55 sq metres
Measurement date	30 Jun 2022
£/sqm	£2,400/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,739
Energy efficiency	C 72

No floorplan available

RENTAL PRICES



2 Bed Terraced House, Ogle Street, NG15

Let Agreed
£895 pcm
£206.54 pw

Let agreed

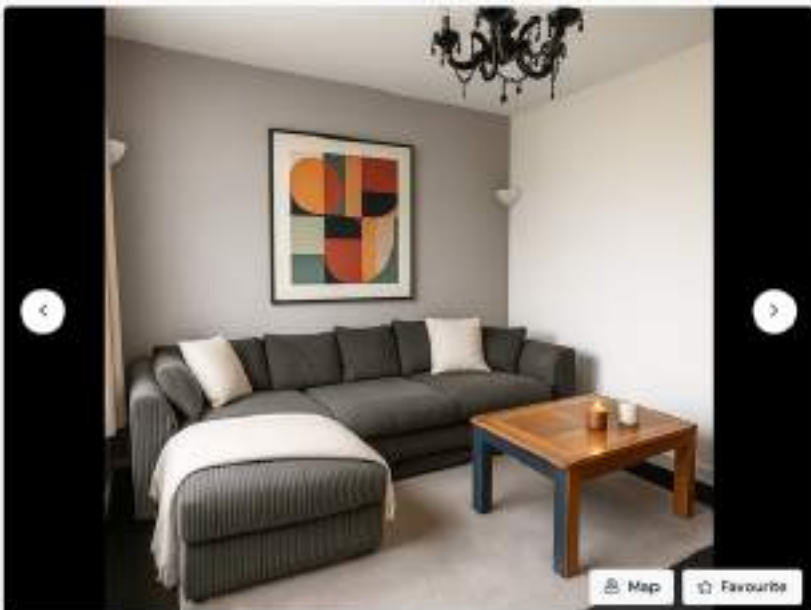
Property reference: 2665368

Meet the Landlord

V

Daljeet S.
Response Rate: 100%
Response Time: Within 2 Days

Report Listing



2 Bed Terraced House, Allen Street, NG15

Let Agreed
£880 pcm
£203.08 pw

Let agreed

Property reference: 2735648

Meet the Landlord

E

Evostar P.
Response Rate: 100%
Response Time: Within 3 Days

Report Listing



2 Bed Terraced House, Sandy Lane, NG15

Let Agreed
£850 pcm
£196.75 pw

Let agreed

Property reference: 2633375

Meet the Landlord

S

Sarah W.
Response Rate: 100%
Response Time: Within 4 Hours

Report Listing



2 Bed Terraced House, Lacey Ave, NG15

Let Agreed
£850 pcm
£196.15 pw

Let agreed

Property reference: 2665565

Meet the Landlord

a

Alexandra E.
Response Rate: 100%
Response Time: Within 4 Days

Report Listing



3 Bed Terraced House, Derbyshire Lane, NG15

Let Agreed
£975 pcm
£225.00 pw

Let agreed

Property reference: 2768579

Meet the Landlord

R

Ryan K.
Response Rate: 100%
Response Time: Within 8 Hours

Report Listing



3 Bed Terraced House, Beardall Street, NG15

Let Agreed
£850 pcm
£196.15 pw

Let agreed

Property reference: 2798861

Meet the Landlord

S

Sharon S.
Response Rate: 100%
Response Time: Within 5 Hours

Report Listing

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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