TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Wilford Crescent East,
Nottingham, NG2 2ED



215490387

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Wilford Crescent East, Nottingham, NG2 2ED

Rent currently agreed with tenant of **£2,200** per calendar month which calculates to a **14.1%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...

Tenanted Property Auctions



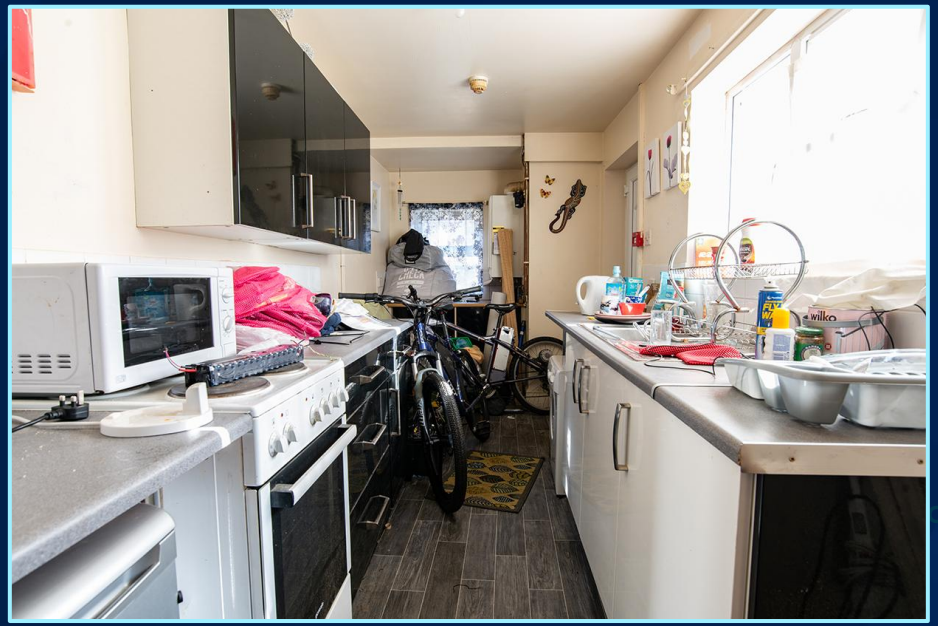
Wilford Crescent East,
Nottingham, NG2 2ED

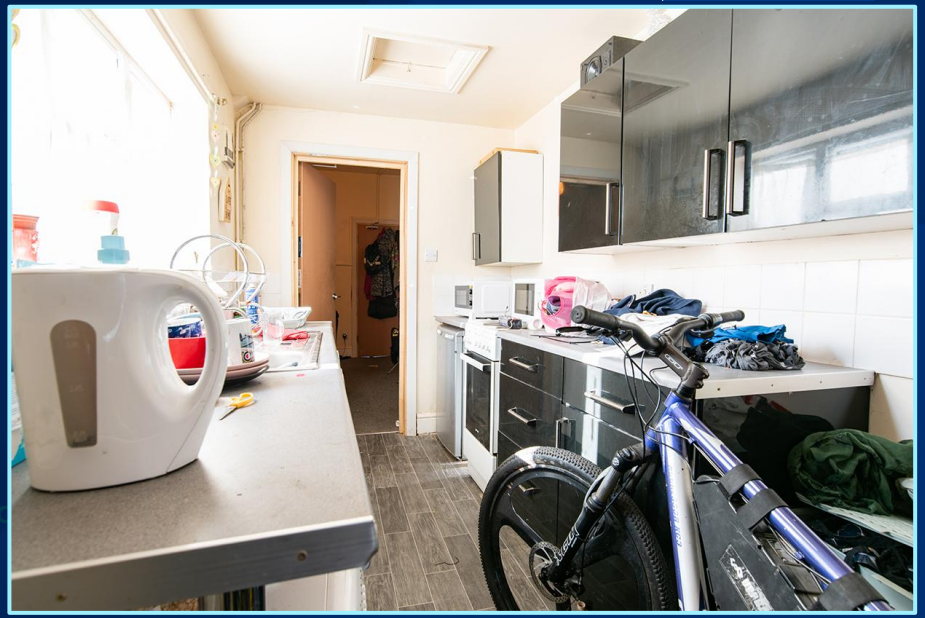
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Property Key Features

- 4 Bedroom HMO
- 3 Bathroom
- Spacious Rooms
- Well Equipped Kitchen
- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £2,200

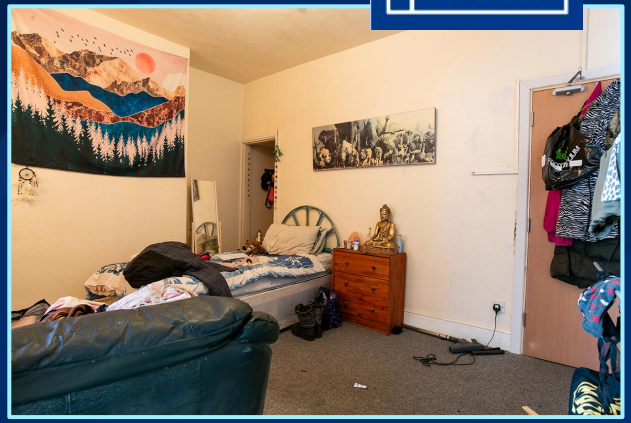
Kitchen





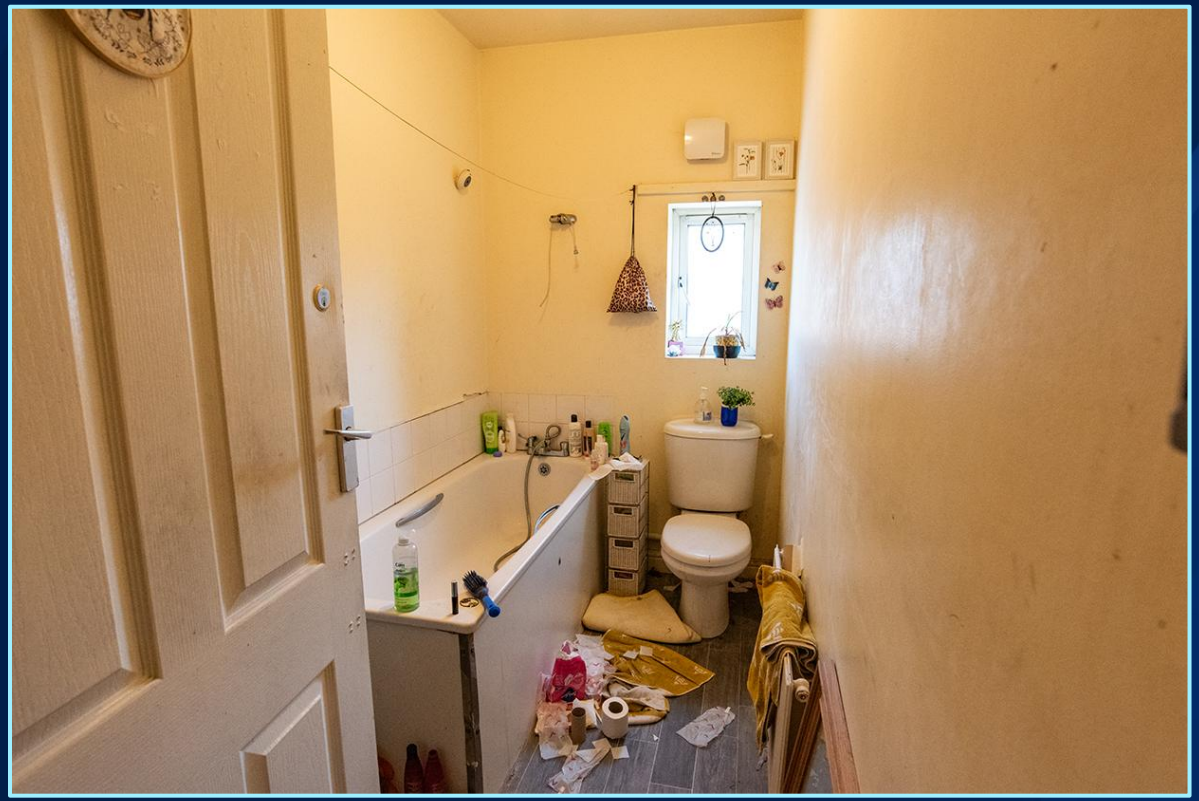
Bedrooms



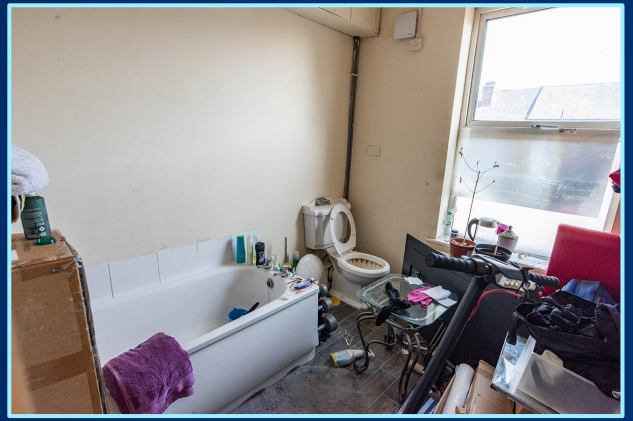




Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£187,000

10% Deposit (£5,000 Minimum)	**£18,700**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£24,700**
Purchase Balance	**£168,300**
SDLT Charge	**£10,590**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£179,890**

Your total all in costs would be ~£179,890 after taxes and fees based on a purchase price of £187,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £180,000.



£180,000

4 bedroom end of terrace house for sale

+ Add to report

Woolmer Road, Nottingham

NO LONGER ADVERTISED

Marketed from 20 Aug 2025 to 20 Aug 2025 by Hunters, Camden



£180,000

4 bedroom terraced house for sale

+ Add to report

Pyatt Street, Nottingham, NG2

CURRENTLY ADVERTISED SOLD STC

Marketed from 28 Oct 2026 by Comfort Estates, Nottingham

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,485 based on the analysis carried out by our lettings team.



£2,485 pcm

4 bedroom terraced house

+ Add to report

Lamcote Street, The Meadows, Nottingham

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Oct 2024 to 22 Nov 2024 (22 days) by Comfort Estates, Nottingham



£2,433 pcm

4 bedroom house of multiple occupation

+ Add to report

Lamcote Street, Nottingham, NG2

CURRENTLY ADVERTISED

Marketed from 19 Oct 2026 by Comfort Estates, Nottingham



Wilford Crescent East, Nottingham, NG2 2ED

PROPERTY ID: 215490387

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.