



**14/16 Barrack Lane, NG7 1AN**

**£1500000.00**

# A Summary

| NO CHAIN | LET FOR 24/25 | 6 Bathrooms and 4 WC's | HMO Licensed | 18 Double Bedrooms | Parking for Six Cars | Nottingham's most sought after private estate | Large Garden | EPC Rating D | 9.1% Gross yield | Period Property |

Barrack Lane  
£1500000.00

# Story of the house

A rare visitor to the market and a great piece of history, with an impressive 9.1% gross yield. A unique opportunity for any HMO investor to secure this beautiful pair of semi-detached properties comprising 18 fully let bedrooms with secured tenants until August 2025.



## The Overview

Located in one of Nottingham's most sought-after private estates, The Park. A combination of 18 double bedrooms, within these fully licensed HMOs with NO CHAIN! These huge, semi-detached properties boasts Victorian charm throughout, with superb views over the west of Nottingham creating an idyllic location to watch the sunset.

A fantastic HMO INVESTMENT opportunity situated in a highly popular area with huge tenancy demand. A lucrative addition to any portfolio with a great track record, and both currently let until August 2025 for £136,476, representing a gross yield of 9.1%. The property is presented in great condition and requires little to no work, although the location allows for the right buyer to add capital value should they wish.

The accommodation collectively comprise of entrance halls, open plan living/kitchens/diners, 18 double bedrooms, x6

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## The Entrance Hall

Both properties provide great first impressions with bright and airy entrances with access to the ground floor accommodation and stairs to first floor.

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## The Bedrooms

All bedrooms are of a very generous size with tall ceilings with cornices, feature paneling with some rooms boasting bay windows or original fireplaces adding even more period charm!. Each bedroom benefits from wash basin with water and plumbing.

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## The Kitchen/Diners

Fitted with a range of high gloss base and wall mounted units providing plenty of storage with a work surface over and tiling to splash back and preparation areas. Both houses have appliances which include: gas cookers with electric extractor fans over, two washing machines, dishwashers and two fridge-freezers. There is an inset stainless steel sink and drainer, tiling to the floor, radiator, boiler and three double glazed windows to the side elevation.

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## The Bathroom Facilities

A collection of contemporary shower rooms fitted with two piece suites comprising wash hand basins with a vanity storage unit. Double shower cubicles glass screen. There are heated towel rails throughout with a further 4 W.C's.

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## The External

To the front of the property there is off street parking for six vehicles. To the rear of the property, there is a huge sized garden laid mainly to lawn with mature trees surrounding with no current separation creating an amazing social space.

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**Ground Floor**  
Approx. 131.7 sq. metres (1417.9 sq. feet)

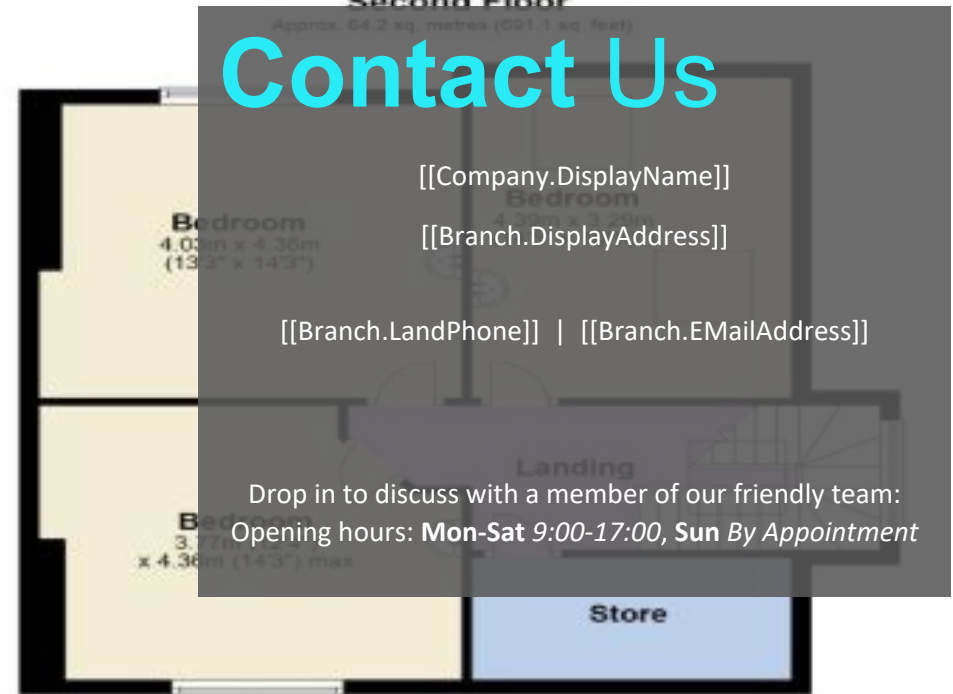


**First Floor**  
Approx. 87.3 sq. metres (939.3 sq. feet)



**Second Floor**

Approx. 64.2 sq. metres (691.1 sq. feet)



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