

# BRUNTON

---

## RESIDENTIAL



**GROSVENOR ROAD, JESMOND, NE2**

**£495,000**



# BRUNTON

---

## RESIDENTIAL

The Future is  
**BRIGHT  
& FULL**  
- of -  
OPPORTUNITY









BRUNTON  
RESIDENTIAL







BRUNTON  
RESIDENTIAL

\*\*\*HMO INVESTMENT\*\*\* - PRE-LET FOR 2025/26 - 6 BEDROOM HMO REFURBISHED 2024

This fantastic investment opportunity has recently completed an extensive renovation project in the summer of 2024. Now available for sale, achieving £3,510pcm / £42,100pa from summer 2025. This property offers an excellent investment for those looking for a completely renovated HMO with tenants in place.

Change of use has been granted for use as C4 / HMO covering local Article 4 Directions



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





# BRUNTON

## RESIDENTIAL

TENURE : Leasehold

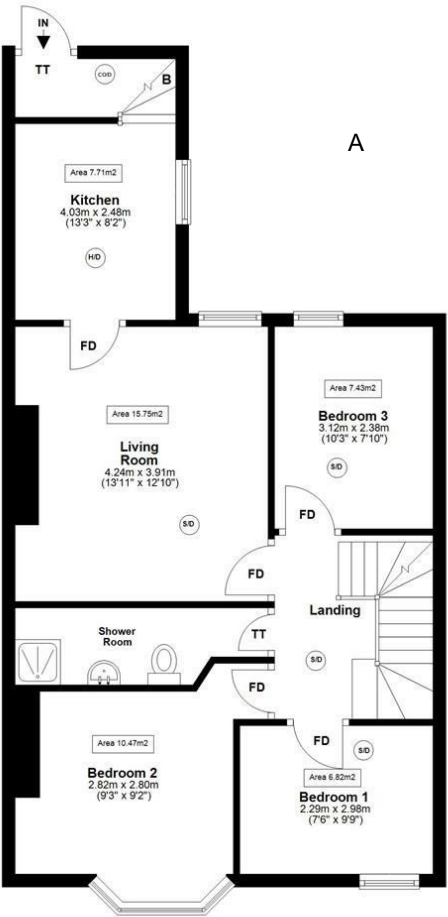
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

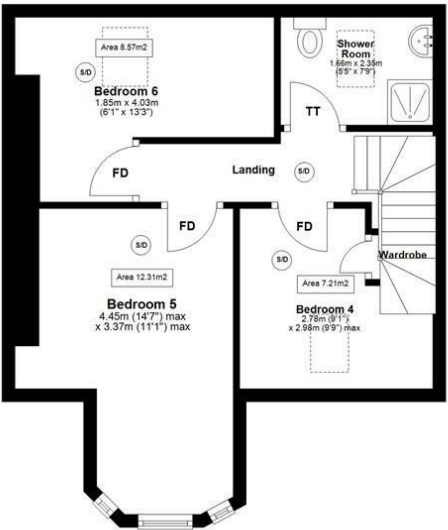
### First Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



### Second Floor

Approx. 40.9 sq. metres (440.7 sq. feet)

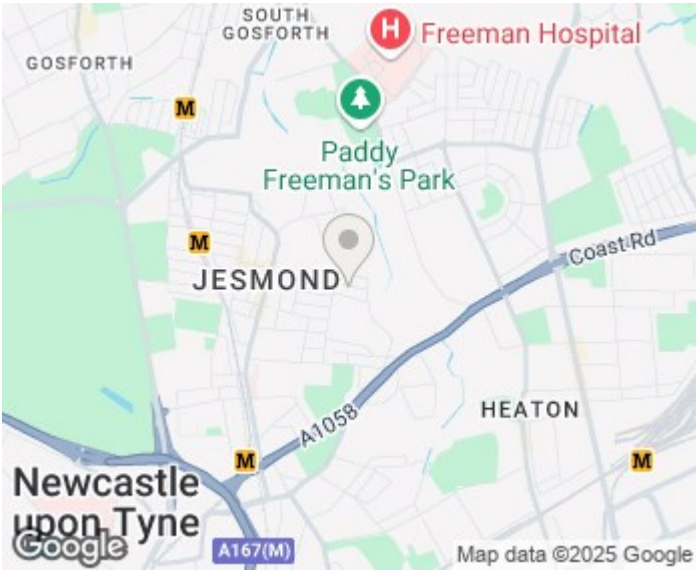


### Ground Floor

Approx. 5.1 sq. metres (54.8 sq. feet)



84 Grosvenor Road, Jesmond



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |