

# BRUNTON

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## RESIDENTIAL



**GROSVENOR ROAD, JESMOND, NE2**

**£495,000**



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









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\*\*\*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



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