

# HADLEY HOMES



## 40 Granville Road

, Chester, CHI 4DD

Asking price £350,000

A fully tenanted HMO opportunity that is occupied until August 2025. For any investor, this is an instant source of income with SIX fully furnished, double bedrooms all serviced by wet rooms/en suite bathrooms. There is ample on-street parking available at the front of the property along with a detached garage that also generates an income. The property has been maintained to a high standard throughout providing the tenants a stylish and comfortable home, plus the landlord has the piece of mind that no costly work is going to be required. Perfectly positioned for convenience, there are a vast array of local amenities within walking distance, plus the university is just a stone's throw away.

- HMO Student Let - Tenanted Until August 2025
- Six Bedrooms with wet rooms/en suites
- Open Plan Living Space
- Dining Room & Utility Room
- High Standard Of Finish
- On Street Parking & Detached Garage
- Fully Furnished
- No Onward Chain
- Walking Distance To Chester University
- Energy Performance Rating D

### Viewing

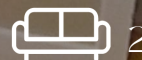
Please contact our Hadley Homes Office on 01244 445202 if you wish to arrange a viewing appointment for this property or require further information.



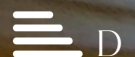
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6



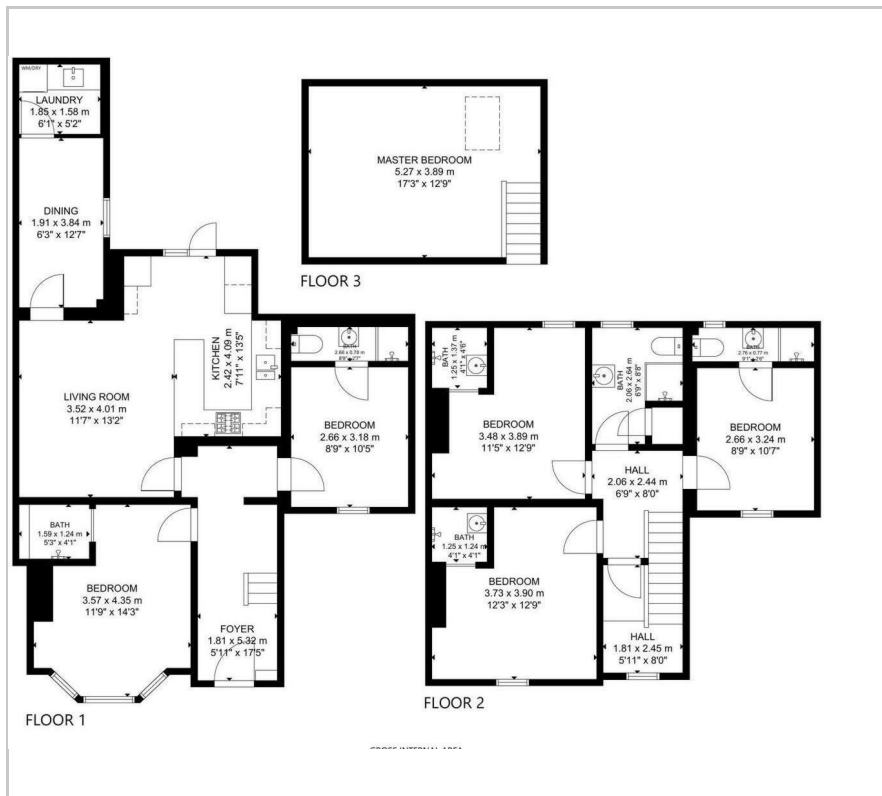
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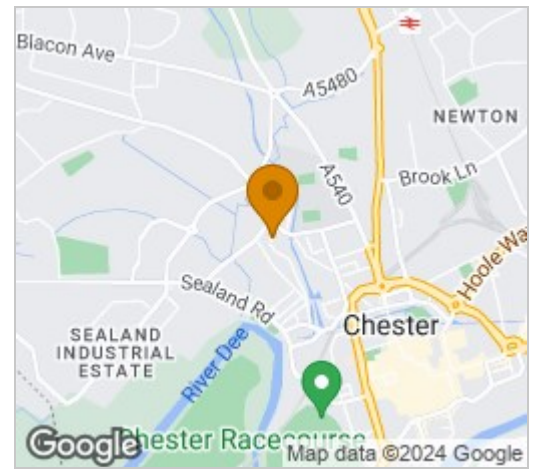
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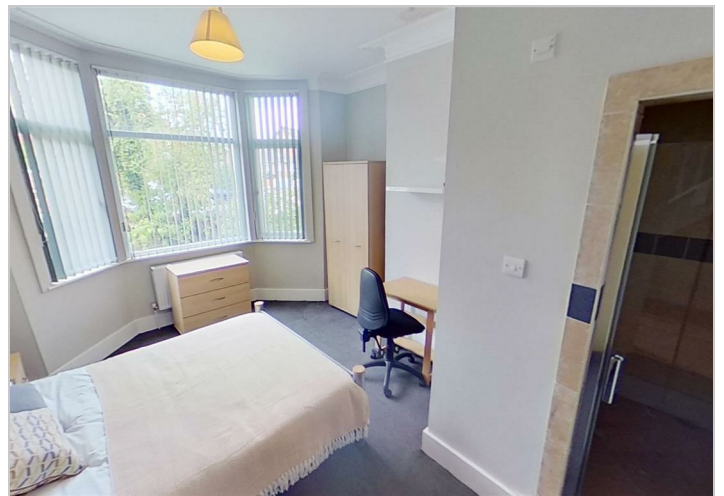
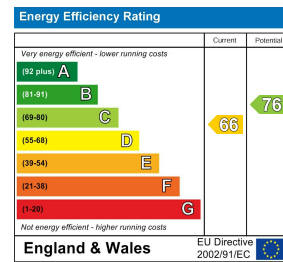
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Registered Address: Hadley Homes, C/o 114 Northgate Street, Chester CH12HT

Tel: 01244 445202 | Email: sales@hadleyhomes.co.uk