



57 New Street, Grantham
Grantham

£100,000

DavidGrace





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Spacious 2-bed ground floor flat in central Grantham. Ideal for investors (8% yield) or first-time buyers. Features modern kitchen, large lounge/diner, ample storage & two external storage areas.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive Investment Yield - Potential Rental Return of Up to 8%
- Excellent Central Location - In the Heart of Grantham, Close to Amenities and Transport
- Ground Floor Flat - Easy Access With No Stairs
- Generous Lounge/Diner - Ideal for Relaxing, Entertaining or Family Time
- Well-Proportioned Kitchen- Ample Space for Cooking and Meal Prep
- Two Double Bedrooms - Spacious Rooms With Storage
- Modern Bathroom and Separate WC - Perfect for Busy Households
- Spacious Entrance Hall - Great for Managing Coats, Shoes and Daily Clutter
- Ample Internal Storage
- EPC - D

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Entrance Hall

Bedroom 1

12' 10" x 11' 2" (3.90m x 3.40m)

Bedroom 2

12' 10" x 9' 2" (3.90m x 2.80m)

Lounge/Diner

15' 9" x 11' 6" (4.80m x 3.50m)

Kitchen

9' 2" x 8' 10" (2.80m x 2.70m)

Bathroom

8' 10" x 5' 3" (2.70m x 1.60m)

WC

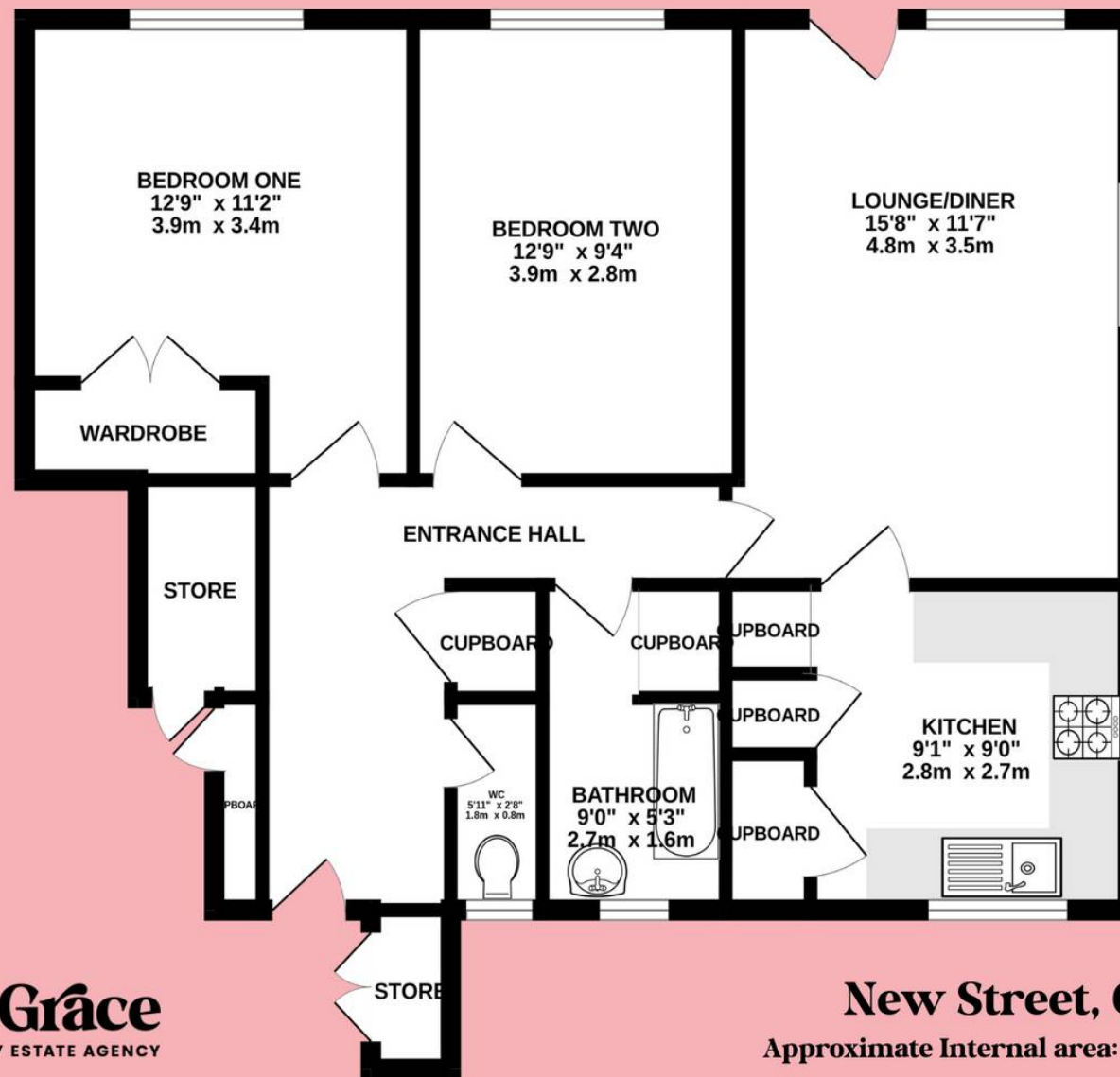
2' 7" x 5' 10" (0.80m x 1.79m)





ON STREET





DavidGrace
A NEWTON FAMILY ESTATE AGENCY

New Street, Grantham
Approximate Internal area: 741 sq ft/ 68.8 m²

David Grace Estate Agents

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