



43 Chelmsford Drive, Grantham
Grantham

Guide Price **£195,000**

DavidGrace





43 Chelmsford Drive

Grantham, Grantham

A 3-bed semi in Grantham with field views and great potential. Ideal for investors or first-time buyers ready to make it their own. Strong yield, lovely garden, great location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Recently Rented at £875 pcm with a Rental Yield of 5.12%
- Potential Rent of £975pcm with a Rental Yield of 5.85%
- EPC - D
- David says "this is an excellent opportunity for investors looking for steady returns and capital growth in a sought-after part of Grantham"
- Grace says "this would be a perfect fit for a young couple ready to create a space of their own"
- Semi-Detached 3 Bedroom House with Potential
- Lovely Garden and Outlook
- Convenient Location Close to Town and Travel Links
- 2 Good Double Bedrooms and an Additional Single
- Large Living with French Doors onto the Garden

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**Kitchen**

10' 5" x 9' 9" (3.17m x 2.98m)

Entrance Hall

10' 6" x 5' 10" (3.19m x 1.79m)

Lounge

12' 0" x 16' 1" (3.65m x 4.90m)

Landing

8' 2" x 6' 6" (2.49m x 1.98m)

Bedroom 1

10' 10" x 9' 3" (3.29m x 2.82m)

Bedroom 2

11' 10" x 8' 0" (3.60m x 2.44m)

Bedroom 3

6' 6" x 7' 9" (1.98m x 2.36m)

Bathroom

7' 8" x 6' 4" (2.33m x 1.93m)





GARDEN

DRIVEWAY

2 Parking Spaces



Chelmsford Drive, Grantham

Approximate Internal area (exc Office and Garage): 774.68sq ft/ 71.97m²

