



66 Brewery Hill, Grantham
Grantham

£95,000

DavidGrace





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Spacious, refreshed two-bed flat in town centre with allocated parking, close to train station. Ideal for commuters or investors. Potential rent £645pcm, 8.15% yield. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Sold with No Onward Chain
- Investors and First Time Buyers Alert!
- Two Bedroom Flat in Central Grantham
- Walking Distance of the Train Station
- Potential Rental Income £645pcm with a Potential Yield of 8.15%
- Recently Refurbished Throughout
- Bright and Spacious Lounge
- Great Sized Kitchen - Perfect for Cooking
- Two Double Bedrooms - Perfect for a Small Family
- Allocated Parking Space

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Lounge / Diner
11' 8" x 10' 10" (3.56m x 3.31m)

Hallway
282' 2" x 18' 3" (86.00m x 5.57m)

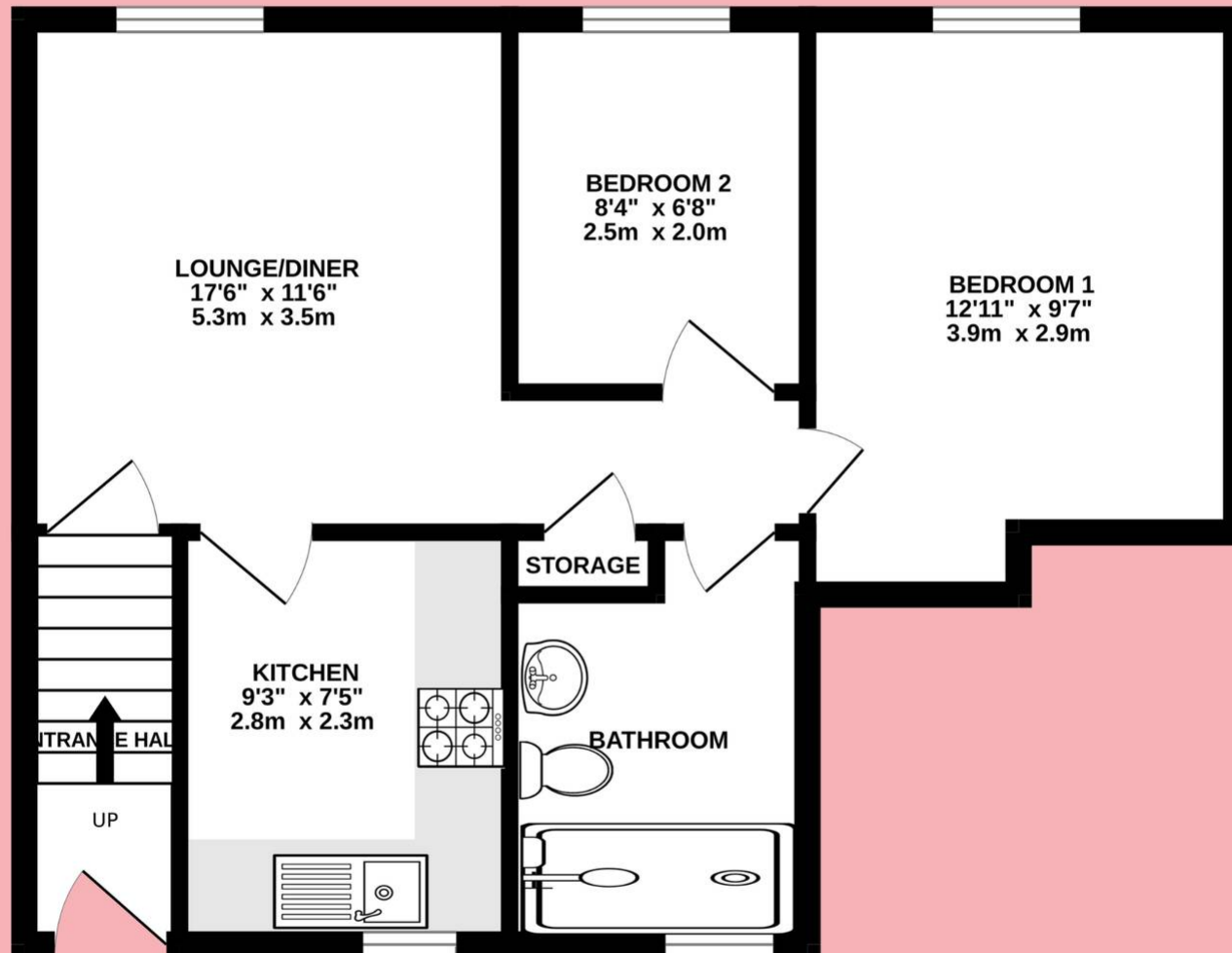
Bedroom 1
14' 11" x 8' 9" (4.55m x 2.66m)

Bedroom 2
8' 4" x 6' 8" (2.54m x 2.03m)

Kitchen
9' 3" x 7' 5" (2.81m x 2.25m)

Bathroom
9' 1" x 5' 11" (2.76m x 1.80m)





This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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