



40 Wilks Road, Grantham
Grantham

£120,000

DavidGrace





40 Wilks Road

Grantham, Grantham

Stylish two-bed first-floor flat with Juliet balconies and green views. Modern kitchen, spacious lounge, en-suite to main bedroom and parking. Ideal first buy or 7% yield investment. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Great for a First-Time Buyer or Investor
- Stylish First Floor Flat in Central Grantham
- Strong 7% Rental Yield Potential
- Modern Fitted Kitchen and Spacious Lounge
- Three Juliet Balconies - Adding Natural Light
- 2 Double Bedrooms
- Ensuite and Family Bathroom
- Allocated Parking Space
- Views over the Green
- EPC - tbc



Entrance Hall

Living Room

15' 1" x 12' 6" (4.60m x 3.80m)

Kitchen

10' 6" x 6' 3" (3.20m x 1.90m)

Bedroom 1

11' 6" x 8' 6" (3.50m x 2.60m)

Ensuite

Bedroom 2

11' 6" x 7' 3" (3.50m x 2.20m)

Bathroom





GARDEN

ALLOCATED PARKING

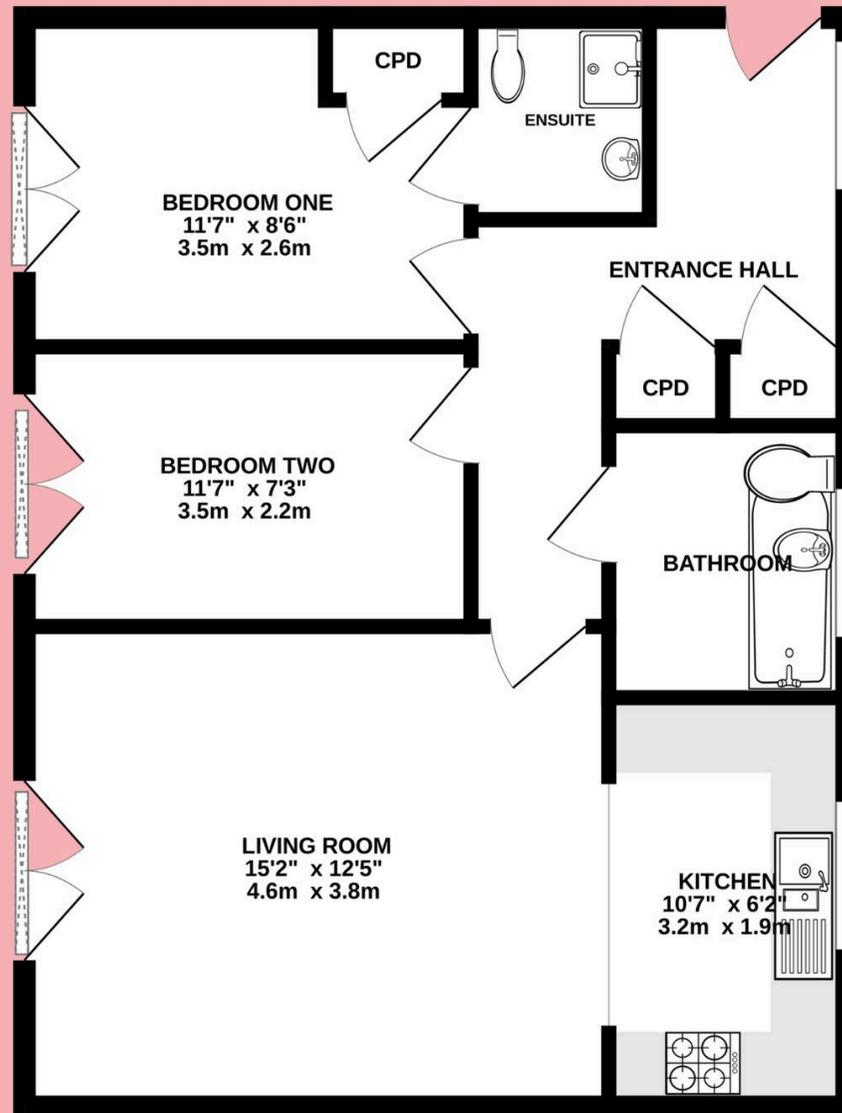
1 Parking Space





Wilks Road, Grantham

Approx Internal area: 599.5sq ft/ 55.7 m²





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