



PRICE GUIDE

£290,000

Avenue Road

Grantham, NG31 6TA

PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to bring this spacious mid-terraced Victorian property to the market. Located in the heart of Grantham, the property which is spread over three floors boasts six spacious bedrooms, three bathrooms, two kitchens, and a communal dining room. It's close proximity to local amenities, like shops, the bus station, train station amongst others, make it ideal for anyone who would be interested.

The property is currently being ran as a licensed HMO (House in Multiple Occupation) with tenants in situ, which guarantees income for the property. If purchased at £300,000 with all rooms rented out amounting to figure of £40,560, £780 / week this property achieves a staggering yield of 13.52%. Alternatively, it also holds the potential to be restored to its former splendour as a private family residence.

Ground Floor

Bedroom One

Generously sized double bedroom benefits from lots of natural light through its large bay window.

Bedroom Two

Large double bedroom offering ample space.

Dining Room

Bright and inviting communal dining area acts as social hub of the property.

Kitchen One

Galley style kitchen with lots of workspace area and ample storage.

Kitchen Two

Modern-fitted kitchen offers practical, well designed area with double hobs + ovens.

First Floor

Bathroom One

Spacious shower room with walk in shower, toilet and wash basin.

Bedroom Three

Well-proportioned bedroom with large window facing rear.

Bedroom Four

Large, light filled double bedroom with twin sash windows.

Bathroom Two

Compact, cleverly designed modern shower room with walk in shower, toilet and was basin.

Second Floor

Bedroom Five

Large double bedroom with built in storage

Bedroom Six

Spacious bedroom with ample space to design layout exactly to your liking.

Bathroom Three

Identical to previously mentioned shower room.

Outside

Rear enclosed garden allowing for privacy.

Cellar

6



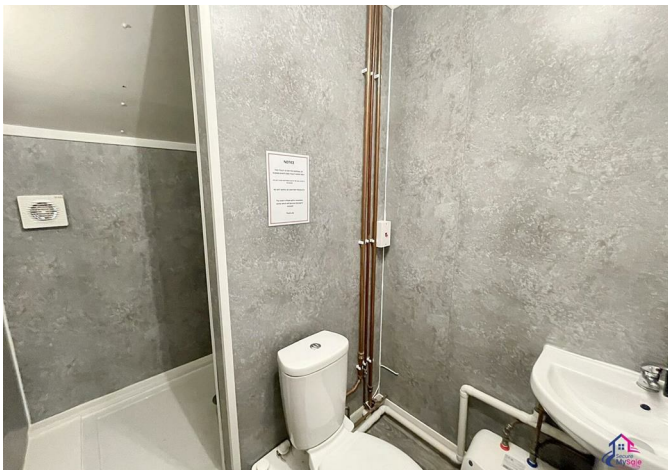
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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