



GUIDE PRICE

**£150,000**

**Commercial Road**

Grantham, NG31

Freehold - Council Tax Band - A

EPC - E

## PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to bring this four bedroom, mid-terraced property to the market. Nestled in the heart of Grantham on Commercial Road, this impressive house presents a compelling opportunity for seasoned investors and first-time landlords alike, whilst equally lending itself as a spacious and characterful family home. Arranged thoughtfully across three floors, the property offers four well-proportioned bedrooms, providing flexible living arrangements to suit a broad range of buyers and tenants.

The ground floor welcomes you with a generous reception room, creating a warm and inviting space ideal for relaxed family living or entertaining. A substantial cellar further enhances the appeal of this property, offering excellent storage capacity or, subject to the relevant consents, the exciting potential for further development and added value.

With a proven track record as a successful House in Multiple Occupation, the property has previously generated a rental income of £430 per room per month — equating to £1,720 per calendar month and an impressive £20,640 per annum. For investors seeking strong and reliable yields, this represents an outstanding ready-made opportunity in a consistently high-demand rental location.

Positioned in a prime central location, the property benefits from exceptional convenience, sitting within Grantham's town centre, a short walk from excellent range of local amenities, and the mainline train station — offering swift rail connections to London Kings Cross in just over an hour.

Whether you are looking to expand your investment portfolio, establish a high-yielding HMO, or secure a characterful and spacious family home in a superb central position, this property warrants serious consideration.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Commercial Road...

### Ground Floor

**Kitchen - 2.03m x 4.13m (6'8" x 13'7")**

A wonderfully light-filled kitchen, creating a fresh and airy space for everyday living.

**Lounge Diner - 3.66m x 3.64m (12'0" x 11'11")**

Beautifully bright and airy, this spacious lounge offers a superb space for both relaxing and entertaining.

**Bedroom 4 - 3.55m x 3.56m (11'8" x 11'8")**

A wonderfully adaptable room that lends itself perfectly as a bedroom, lounge, or dining space — ideal for modern and flexible living.

### First Floor

**Main Bedroom - 4.19m x 3.64m (13'9" x 11'11")**

A superb and expansive bedroom, providing exceptional space and a wonderfully restful retreat for any occupant.

**Bedroom 3 - 4.19m x 3.59m (13'9" x 11'9")**

A generously sized bedroom providing ample space, ideal for family members or guests alike.

### Second Floor

**Bathroom - 3.67m x 2.54m (12'0" x 8'4")**

An impressively spacious family bathroom, fitted with a full-sized bath, double sink unit, and WC, providing a bright and functional retreat for everyday living.

**Bedroom 2 - 4.17m x 3.60m (13'8" x 11'10")**

A further spacious and well-presented bedroom, providing a peaceful and roomy retreat for any occupant.

### Outside

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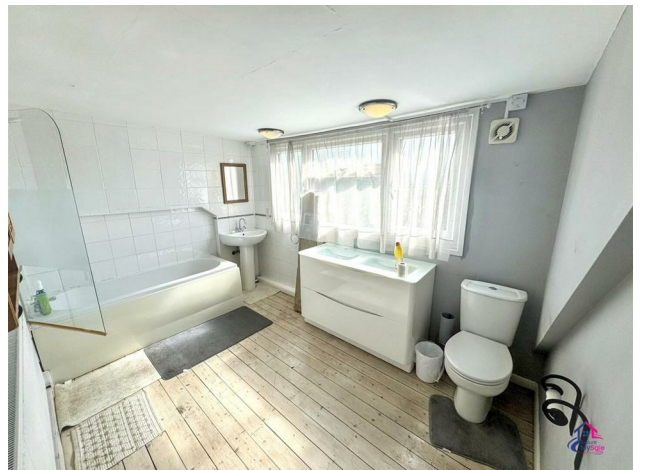
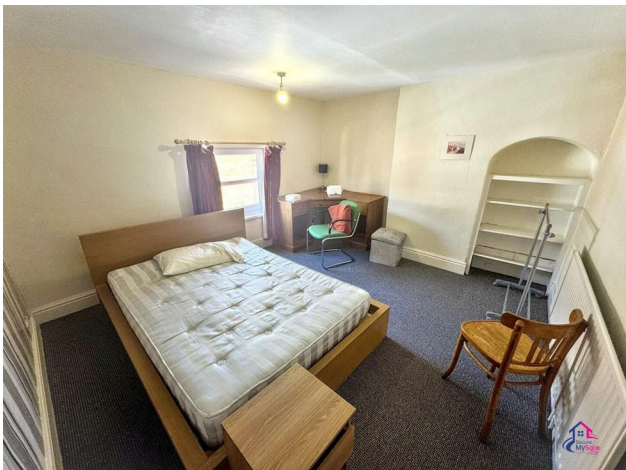
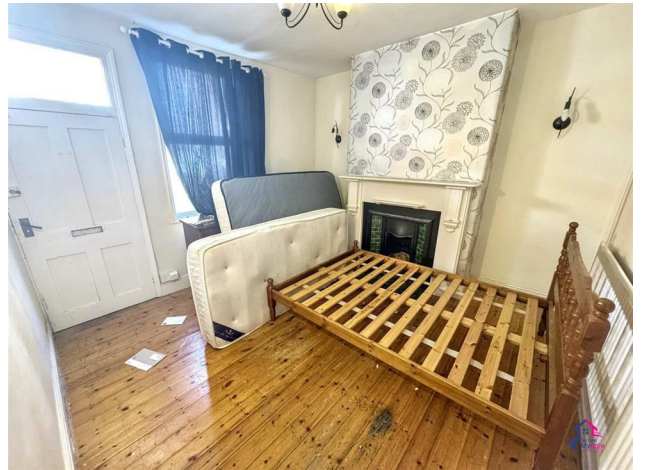


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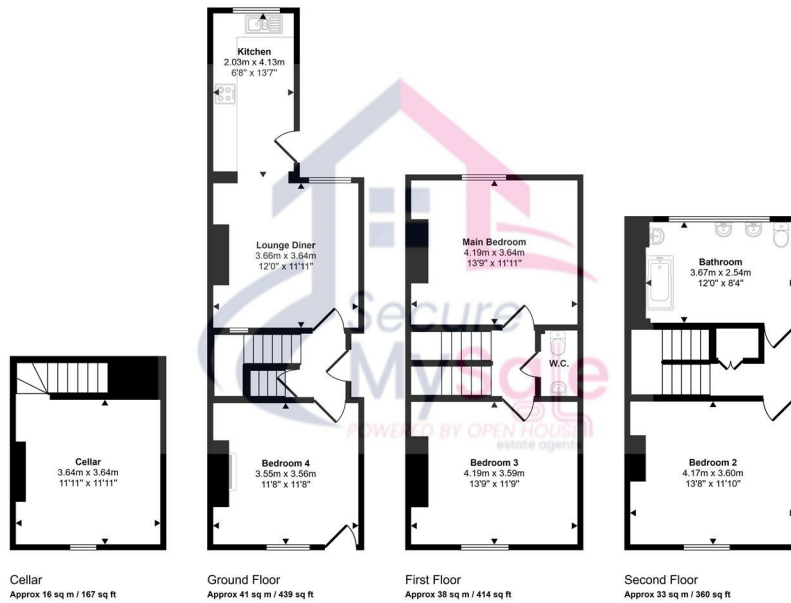
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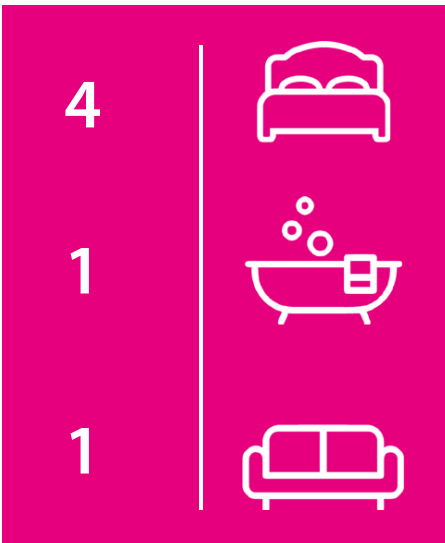




Approx Gross Internal Area  
129 sq m / 1399 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
<b>England &amp; Wales</b>		51	79
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



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