



40a Houghton Road, Grantham
Grantham

£80,000

DavidGrace





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One-bedroom duplex on Houghton Road with private entrance, spacious lounge, kitchen, bathroom, double bedroom, on-street parking. Needs modernisation. Estimated rent £600 PCM, 9% yield.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- One-Bedroom Duplex Apartment on Houghton Road - Close to Local Amenities and Train Station
- No Service Charges
- Ideal First Time or Investor Purchase
- Potential Rental Income of £600 pcm and Yield of 9%
- Spacious Lounge and Good-Sized Kitchen
- Family Bathroom and Lots of Storage Space
- Generous Double Bedroom
- Opportunity to Modernise
- On-Street Parking
- EPC - tbc

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Entrance Hall

Landing

Lounge

13' 1" x 11' 2" (4.00m x 3.40m)

Kitchen

11' 2" x 6' 11" (3.40m x 2.10m)

Bathroom

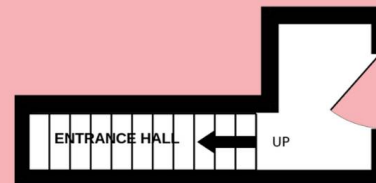
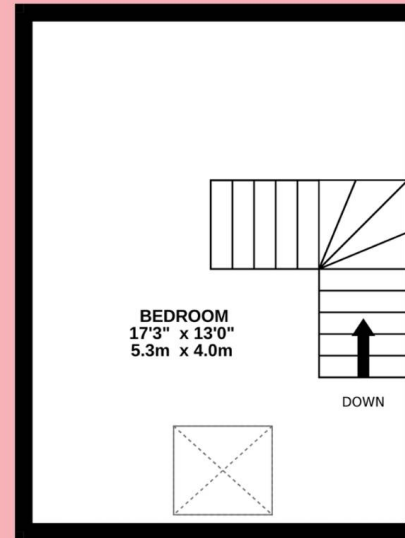
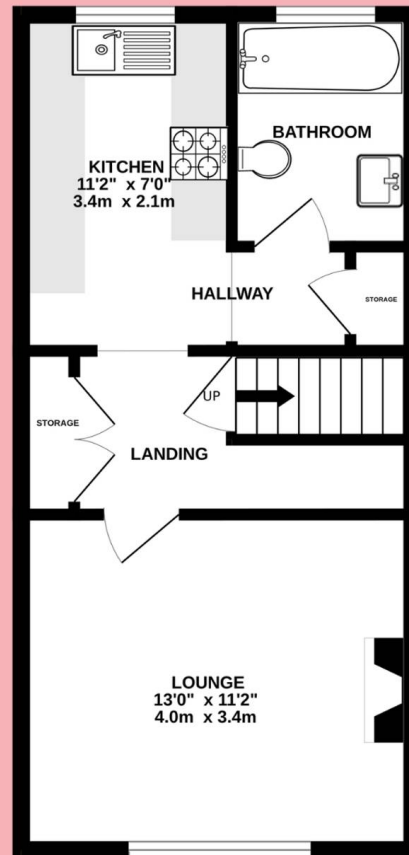
Bedroom

17' 5" x 13' 1" (5.30m x 4.00m)



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Approx Internal area: 623.23 sq ft / 57.9 m²



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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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