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GROSVENOR ROAD, JESMOND, NE2

£495,000

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The Future is
**BRIGHT
& FULL**
- of -
OPPORTUNITY





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HMO INVESTMENT - PRE-LET FOR 2025/26 - 6 BEDROOM HMO REFURBISHED 2024

This fantastic investment opportunity has recently completed an extensive renovation project in the summer of 2024. Now available for sale, achieving £3,510pcm / £42,100pa from summer 2025. This property offers an excellent investment for those looking for a completely renovated HMO with tenants in place.

Change of use has been granted for use as C4 / HMO covering local Article 4 Directions

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TENURE : Leasehold

LOCAL AUTHORITY :

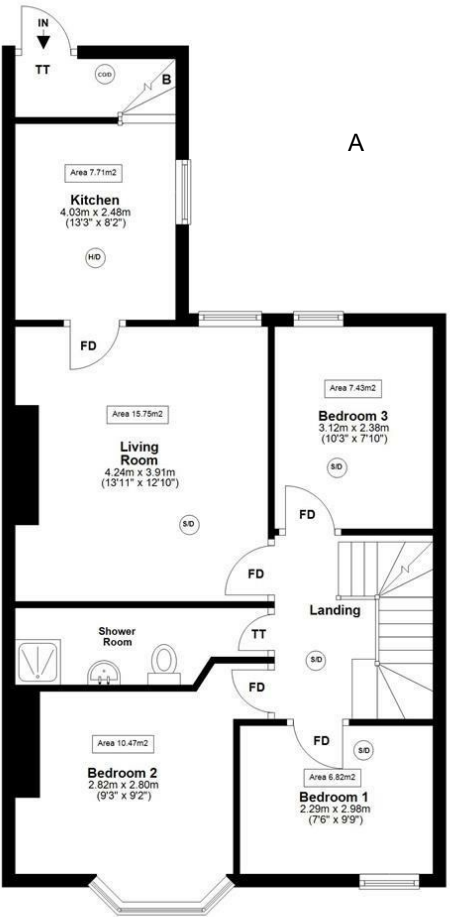
COUNCIL TAX BAND : A

EPC RATING : C



First Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



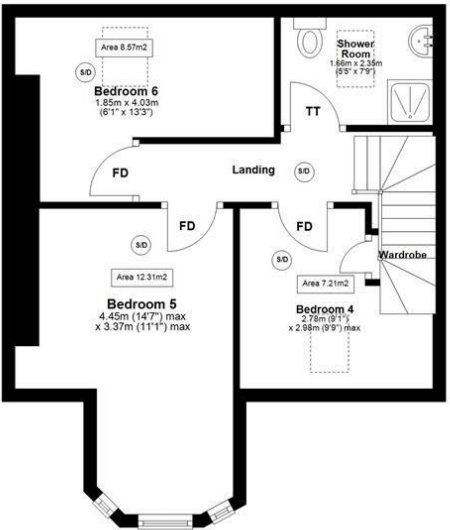
Ground Floor

Approx. 5.1 sq. metres (54.8 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



84 Grosvenor Road, Jesmond



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	