

# BRUNTON

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## RESIDENTIAL



**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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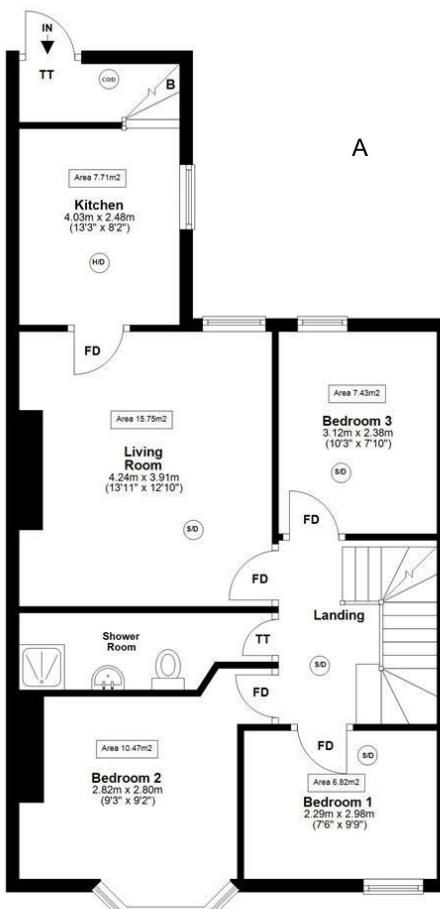
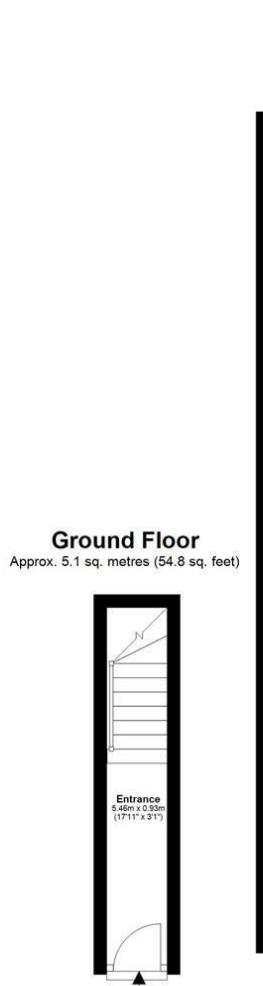
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TENURE : Leasehold

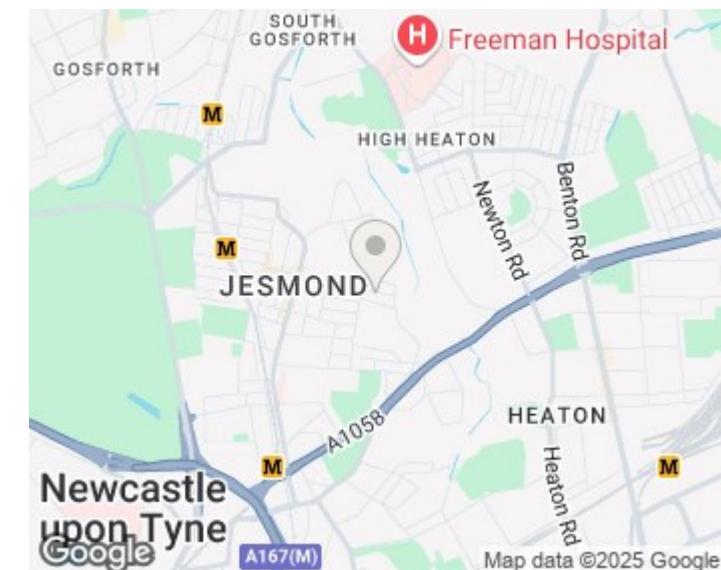
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C



84 Grosvenor Road, Jesmond



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	79
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC