



30 Myrtle Grove, Newcastle Upon Tyne, NE2 3HT

Offers Over £260,000

Hive Estates presents this exceptional three bedroom flat in the heart of Jesmond, a superb investment opportunity. The property currently generates a strong rental income of £1,885 per month (£22,629 per annum), delivering an impressive yield of 8.70%. Tenanted until August 2027, it offers immediate, secure income with excellent long term growth potential, making it a high performing addition to any portfolio.

Located on Myrtle Grove, the property benefits from a prime position just moments from West Jesmond Metro, as well as Jesmond's vibrant selection of cafés, restaurants, and nightlife.

The accommodation comprises three spacious double bedrooms, each fully furnished with a double bed, wardrobes, drawers, desk, and chair, and finished with comfortable carpeting, perfectly suited to professional or student tenants. The principal bedroom further benefits from a private en-suite, complete with a shower, wash basin, and WC. A separate main bathroom is fitted with a shower over bath, WC, and wash basin, finished in a modern style.

An open plan kitchen and lounge provides a bright, sociable living space, enhanced by patio door leading directly out to a private rear yard.

Additional benefits include on street parking, adding further convenience in this highly sought after location.

Lounge 12'1" x 13'9" (3.70 x 4.20)

Kitchen 8'6" x 8'4" (2.60 x 2.55)

Bedroom 1 7'10" x 14'9" (2.40 x 4.50)

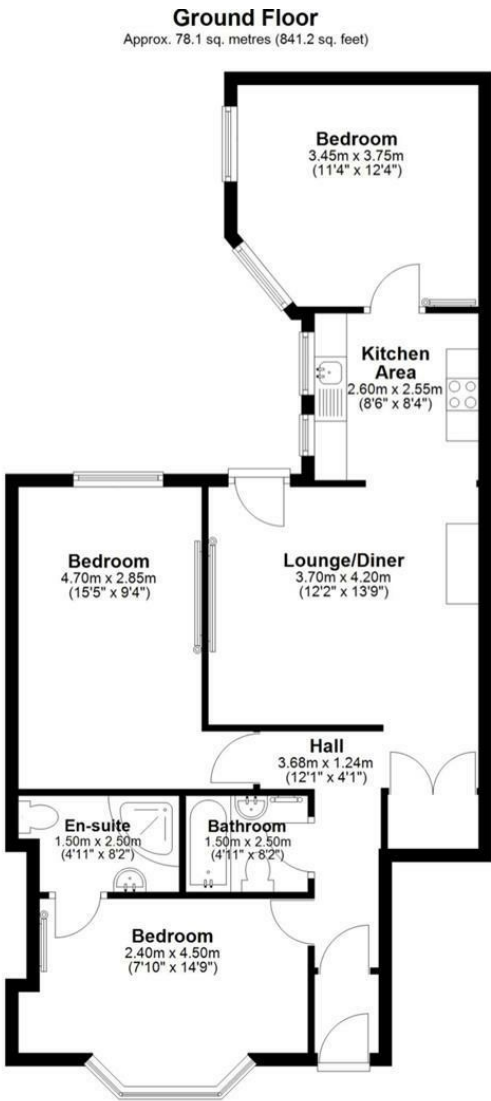
Ensuite 4'11" x 8'2" (1.50 x 2.50)

Bedroom 2 15'5" x 9'4" (4.70 x 2.85)

Bedroom 3 11'3" x 12'3" (3.45 x 3.75)

Bathroom 4'11" x 8'2" (1.50 x 2.50)

Floor Plan

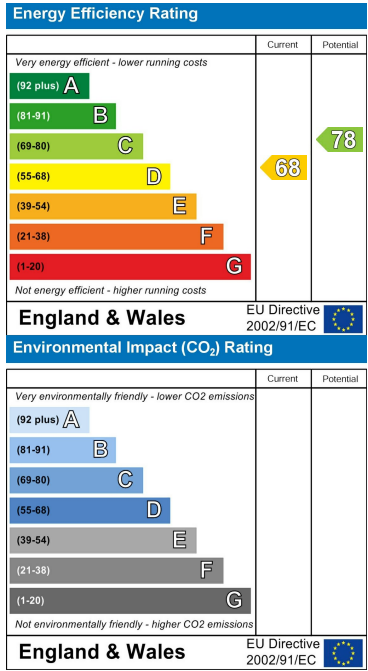


Total area: approx. 78.1 sq. metres (841.2 sq. feet)

Area Map



Energy Efficiency Graph



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