

**FOR SALE**

MARTIN & CO



## **Henley Court, Gainsborough**

**2 Bedrooms, 1 Bathroom, End Terraced House**

MARTIN & CO



## Henley Court, Gainsborough

2 Bedrooms, 1 Bathroom

- Investment opportunity
- Good-sized rear garden
- Currently tenanted at £490 pcm
- Popular residential location
- Downstairs W/C
- Off street parking
- Well presented throughout

34 Henley Court is a well-presented two-bedroom end-terrace property, offering practical and low-maintenance living in a popular area of Gainsborough.

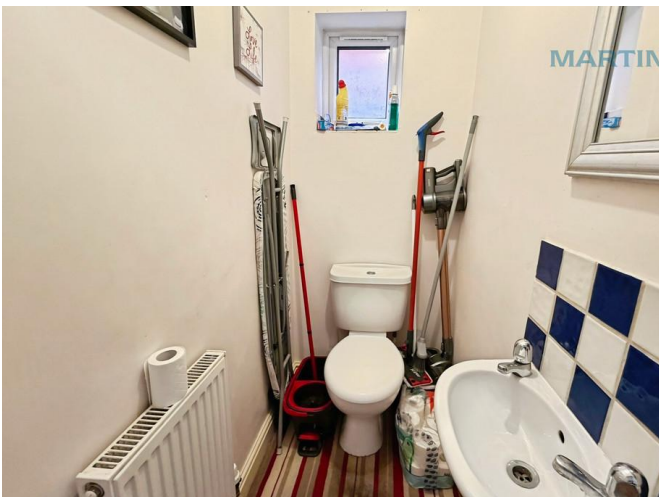
The accommodation comprises a lounge, fitted kitchen, and a convenient downstairs W/C. To the first floor, there are two bedrooms and a bathroom, arranged off a central landing.

The property benefits from gas central heating and uPVC double glazing throughout. Externally, there is a good-sized rear garden, designed for ease of maintenance, along with private off-road parking to the front.

The property is currently tenanted, generating an immediate rental income of £490 pcm, with a long-standing occupant in place.

Located close to local amenities, schools, and transport links, this property is particularly suited to investors, while also offering future potential, subject to tenancy arrangements. Viewing is recommended.







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34 Henley Court, Gainsborough, DN21 2NW



Total floor area: 55.5 sq.m. (608 sq.ft.)

This floor plan 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 any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Martin & Co Gainsborough

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