



**Auction**

## 2 bed cottage to buy in DN33

Scartho Road, Grimsby, Grimsby,  
Lincolnshire, DN33 2AS

**£127,500** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Charming Semi-Detached Cottage
- ✓ Two Bedrooms
- ✓ Unique Period Property with Masses of Potential
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Now Available to market is this fantastically unique period cottage. Rich in both character and charm, this semi-detached house boasts a singular appeal and an enviable position to make it a property that could quite easily be considered by a wide range of different buyers.

Although the property does provide some opportunity for improvement, this two bedroom cottage is deceptively spacious and imbued with a natural potential.

Located almost directly opposite the iconic Princess of Wales Hospital, the property is ideally placed for those working at the hospital while close proximity and good transport links to Grimsby town centre itself place a wide range of amenities within reach of a few minutes drive.

The attractive white rendered facade can be found to be tucked away between substantial period properties and belies the surprising spacious and well-appointed interior that can be found within.

The ground floor consists of entrance lobby, an extensive yet comfortable lounge with impressive feature fireplace and an expansive kitchen/diner complete with cosy seating area a fitted kitchen with a range of fitted cabinet and counter space. An impressive corner window provides an ideal vantage of the pleasant, terraced courtyard garden, a natural suntrap and beautiful spot to enjoy some outdoor relaxation.

The first floor consists of two sizable bedrooms, the main of which benefits from fitted storage while a three piece family bathroom, finished in a more traditional style can be found in between the two rooms.

Double glazing throughout with gas central heating also means that this property is surprisingly efficient despite its age.

For those seeking a project with a taste of history, this could be an opportunity to shape a truly unique period home and create something to enjoy for many years to come. A combination of location, appeal and possibility that could suit a wide range of potential buyers from first time buyers, investors or even those looking to downsize to a more central location.

A front garden includes an extensive drive with parking space for multiple vehicles if required.

This agent would highly recommend internal viewings to fully appreciate all that this amazing property has to offer.

Lounge

5.74m x 5.18m (18' 10" x 17' 0")

Kitchen/Diner

8.72m x 3.53m (28' 7" x 11' 7")

Landing

Bedroom 1

4.25m x 3.82m (13' 11" x 12' 6")

Bedroom 2

3.76m x 3.03m (12' 4" x 9' 11")

Bathroom

2.53m x 1.62m (8' 4" x 5' 4")

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £127,500

Property Type: Cottage

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

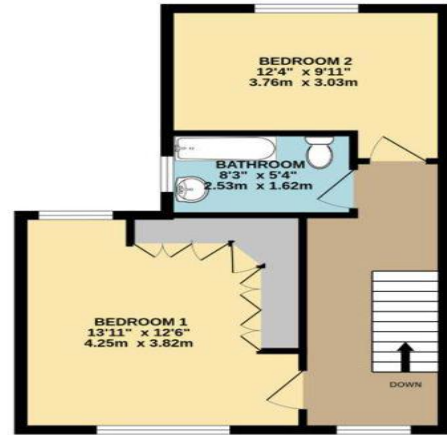
Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR  
579 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA - 1007 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Scartho Road, Grimsby, Grimsby, Lincolnshire, DN33 2AS

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