



### 3 bed terraced house to buy in

Park Street, Grimsby, Grimsby,  
Lincolnshire, DN32 7NT

**£40,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Three bedroom mid-terrace house
- ✓ Ground floor living room, dining room, kitchen/diner and shower
- ✓ Front driveway providing off-road parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. -

Three bedroom mid-terrace house offered for sale by Modern method of Auction. The property provides accommodation over two floors.

The ground floor comprises a living room to the front, separate dining room, kitchen/diner to the rear, and a ground floor shower room. On the first floor there are three bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking and an enclosed rear garden.

The property is currently let at £650 per calendar month, providing immediate income. Further details of the tenancy will be available within the legal pack.

An opportunity suited to investors or buyers seeking a property to be sold via the auction process.

Ground Floor

Entrance Hallway

Entered via a uPVC double glazed frosted front door and complete with an under stairs storage cupboard, radiator and stairs leading access to the first floor accommodation.

Living Room

3.52m x 3.52m

With a uPVC double glazed front window, radiator and decorative ceiling coving.

Dining Room

2.96m x 4.09m

With a uPVC double glazed rear window and a radiator.

Kitchen-Diner

9.01m x 3.05m

With a range of wall and base units incorporating a basin, space for a cooker and space for other white goods. Complete with partial tiling, uPVC double glazed side window and uPVC double glazed frosted door leading onto the rear garden.

Shower Room

Located off the kitchen with a w.c., walk-in shower, partial tiling and two uPVC double glazed frosted windows.

First Floor

Landing

An open spelled landing with access to the loft.

Bedroom 1

3.54m x 4.65m

With a uPVC double glazed front window and a radiator.

Bedroom 2

3m x 4.15m

With a uPVC double glazed rear window and a radiator.

Bedroom 3

3.56m x 3.15m

With a uPVC double glazed rear window and a radiator.

Bathroom

A three piece suite comprising of a bath, w.c. and a hand wash basin. Complete with partial tiling and a uPVC double glazed frosted window.

Gardens

The property benefits from front and rear gardens with the front providing off-road parking via a concrete driveway and the rear being surrounded on all sides by timber fencing/brick walling and containing a garden shed.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

Parking: Off Street

Year built: 1926

Construction materials: Brick and block

Known property issues: Damp

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

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 

Park Street, Grimsby, Grimsby, Lincolnshire, DN32 7NT

Contact your local branch today for more information on this property:

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