



3 bed terraced house to buy in

Rutland Street, Grimsby, Lincoln,
Lincolnshire, DN32 7NF

£25,000 Starting Bid

 x 3  x 2

Tenure

Freehold

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING
- ✓ Ideal investment or development opportunity
- ✓ Three bedrooms
- ✓ Rear garden
- ✓ 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

Arrange a viewing

Jason Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

For sale by auction, 104 Rutland Street represents an excellent opportunity for investors, developers or buyers seeking a refurbishment project with genuine potential.

The property requires a scheme of modernisation and improvement but offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, living room, sitting room, kitchen and bathroom, whilst the first floor provides three bedrooms.

The property has already benefited from some electrical upgrades and has a valid EICR, providing a useful starting point for any prospective purchaser planning improvement works.

Externally, there is a rear garden, with some sections of new fencing already installed. Once refurbished, the property has the potential to make an attractive home or a strong rental investment.

Offered for sale by auction, this is a property full of potential and one that should appeal strongly to investors and developers.

Ground Floor

Entrance Porch

Living Room

4.26m x 3.86m

With radiator and uPVC double glazed window unit.

Sitting Room

3.32m x 2.71m

With uPVC double glazed window unit.

Kitchen

3.59m x 2.04m

Partially tiled and having fitted wall and base units. uPVC double glazed window unit.

Bathroom

Partially tiled and having a three piece suite comprising panelled, pedestal basin and low-flush w.c. uPVC double glazed window unit.

First Floor

Landing

Bedroom 1

3.94m x 3.26m

With a radiator and uPVC double glazed window unit.

Bedroom 2

3.37m x 2.89m

Bedroom 3

3.52m x 2.22m

With a uPVC double glazed window unit.

Gardens

The property has gardens to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £25,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles, Concrete roof 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

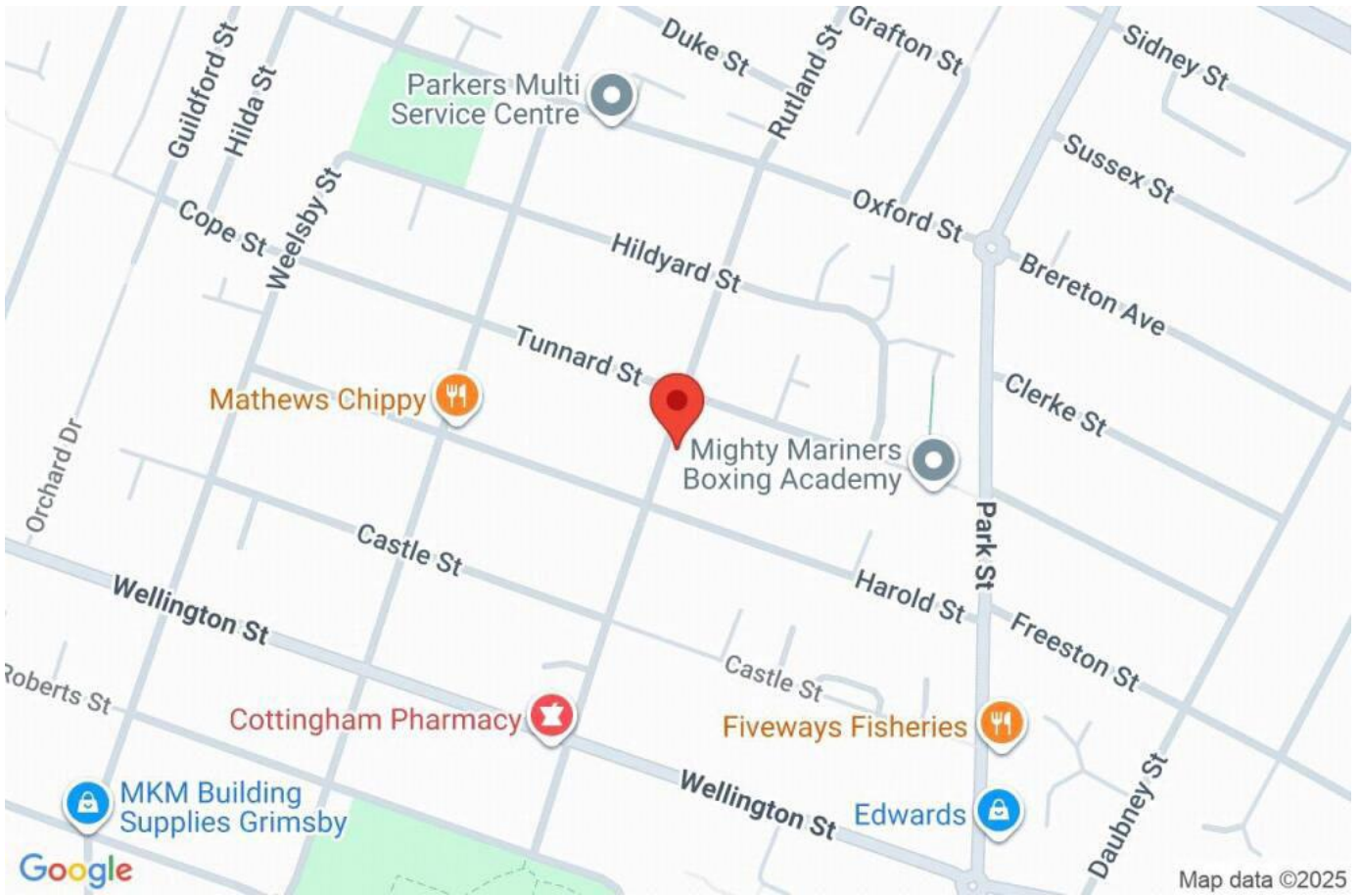
Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Rutland Street, Grimsby, Lincoln, Lincolnshire, DN32 7NF

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

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