



3 bed end of terrace house to buy in DN32

Ladysmith Road, Grimsby, Lincoln, Lincolnshire, DN32 9EQ

£30,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom End-Terrace
- ✓ Established Residential Location
- ✓ Functional Fitted Kitchen
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in this established and convenient position, this three bedroom end-terrace house offers an excellent opportunity for first-time buyers or young couples looking to take their first step onto the property ladder.

The accommodation includes an entrance hall, a pleasant living room, a functional fitted kitchen and a rear lobby providing useful additional space. Upstairs, there are three bedrooms and a bathroom fitted with a modern white suite. The property benefits from UPVC double glazing and gas central heating.

Externally, there are gardens to both the front and rear, offering outdoor space to enjoy.

An ideal starter home or investment opportunity in a popular residential location with easy access to local amenities, schools and transport links with a potential market rent of £7,500 P.A.

The property is currently let at a passing rent of £350 per calendar month.

Ground Floor

Entrance

With uPVC double-glazed door. Tiled flooring.

Entrance Hall

Stairs to the first-floor accommodation. Radiator.

Living Room

7.22m x 3.15m

With laminate flooring. Radiator and two uPVC double-glazed window units.

Kitchen

4.38m x 2.74m

With tiled floor, partially tiled walls and with a range of wall and base units incorporating a sink with drainer and mixer tap and having integrated electric oven, gas hob and extractor. Radiator and plumbing for washing machine. uPVC double-glazed entrance door and window.

Rear Lobby

With a gas fired central heating boiler. Tiled floor and a uPVC double-glazed window unit.

First Floor

Landing

Bedroom 1

4.26m x 3.43m

With ceiling coving, radiator and a uPVC double-glazed window unit.

Bedroom 2

3.71m x 2.56m

With a radiator and a uPVC double-glazed window unit.

Bedroom 3

2.74m x 2.55m

With a radiator, laminate flooring and a uPVC double-glazed window unit.

Bathroom

Partially tiled with a white 3-piece-suite comprising panelled bath with shower over and a hand basin set in vanity unit and low flush W.C. uPVC double-glazed window unit.

Garden

The property has gardens to the front and rear. The rear has been largely laid to lawn with shale borders and a paved patio area.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: End of terrace house

Parking: On Street

Year built: 1890

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: 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: FTTP (fibre to the premises)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

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