

3 bed end of terrace house to buy in DN31

Wharton Street, Grimsby, Lincoln, Lincolnshire, DN31 2EG

£50,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Garden

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Three-Bedroom End-Terrace
- Two Separate Reception Rooms
- Ground-Floor Bathroom
- EPC Rating D

Key Information

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

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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

An excellent opportunity for investors to acquire this three-bedroom end-terrace house, situated in an established residential area of Grimsby, popular with first-time buyers, young couples and the rental market.

Conveniently positioned for access to the town centre, local amenities and transport links, the property offers spacious and versatile accommodation with the added benefit of an existing tenancy.

The accommodation comprises an entrance hall, living room, separate sitting room, kitchen, rear lobby and ground-floor bathroom. To the first floor are a landing and three bedrooms. Further benefits include double glazing and gas-fired central heating.

Currently let and generating a rental income of £5,460 per annum, the property presents an attractive opportunity for investors seeking an established rental property with income already in place.

Early viewing is highly recommended to appreciate the accommodation and investment potential on offer.

EPC Rating: D

Entrance Hall

With stairs to first floor accommodation. uPVC double glazed entrance door.

Living Room

2.99m x 3.8m

With coving, radiator and having reconstituted hearth with fire and uPVC double glazed window unit. Opening to dining room.

Dining Room

3.9m x 3.4m

Having inset with fire surround, dado, coving and radiator.

Kitchen

1.9m x 4.4m

Fitted with a range of wall and base units incorporating a sink unit with drainer and having gas point for cooker and plumbing for washing machine. Gas fired central heating combination boiler. uPVC double glazed window unit.

Rear Entrance Lobby

Partially tiled walls and uPVC door.

Bathroom

1.9m x 2.1m

Partially tiled and fitted with a white three piece suite comprising panelled bath, pedestal basin and low-flush w.c. Extractor. Radiator and uPVC double glazed window unit.

Bedroom 1

2.7m x 4m

With radiator and uPVC double glazed window unit.

Bedroom 2

2.7m x 3.2m

With radiator and uPVC double glazed window unit.

Bedroom 3

1.9m x 4.4m

With radiator and two uPVC double glazed window units. Gas fired central heating boiler.

NOTE

The property is currently let on an Assured Tenancy at a passing rent of £5,460 per annum.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Construction materials: Brick and block

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

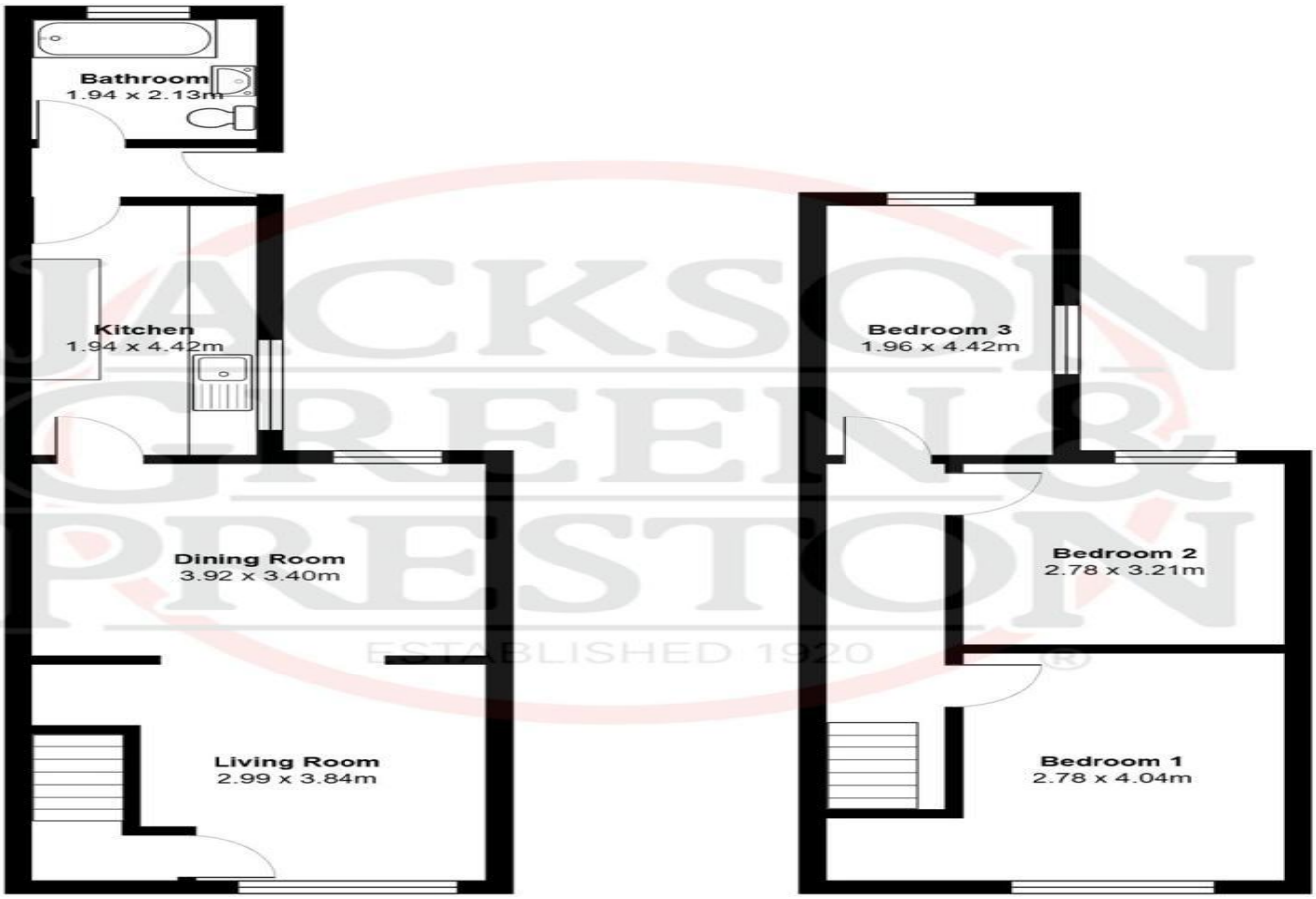
Heating: Gas

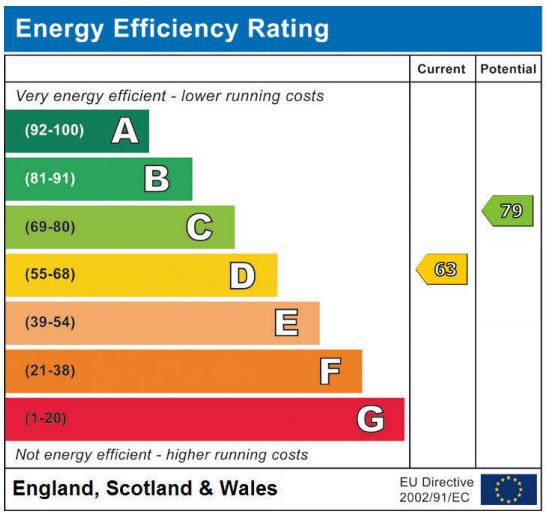
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No





Wharton Street, Grimsby, Lincoln, Lincolnshire, DN31 2EG

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.