

2 bed pair of flats to buy in DN31

Cromwell Road, Grimsby, Lincolnshire, DN31 2DN

£70,000 Starting Bid

x 2 x 2 x 2

Tenure

Freehold

Garage parking

Garden

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Two Self-Contained Flats, Both Currently Let
- Ground-Floor Two-Bedroom Flat and First-Floor One-Bedroom Flat with Study
- Both Flats Benefit from Gas Central Heating and uPVC Double

Key Information

- Council Tax: Band A
- EPC Rating: C
- 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

INVESTMENT OPPORTUNITY | TWO SELF-CONTAINED FLATS & LARGE GARAGE | FULLY LET | ANNUAL RENTAL INCOME £8,664 | FOR SALE BY AUCTION | BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply

An excellent opportunity for investors to acquire this substantial mid-terrace property, conveniently situated on Cromwell Road in Grimsby, which has been converted to provide two self-contained flats together with a large garage. Both flats are currently let, generating a combined passing rental income of £8,664 per annum, offering purchasers an established, income-producing investment with potential for future rental growth.

The property occupies a convenient position within easy reach of Grimsby town centre, with its comprehensive range of shops, supermarkets, restaurants and everyday amenities. Grimsby Town railway station is also readily accessible, whilst the A180 provides convenient road connections. The surrounding area benefits from local schools, public transport services and recreational facilities, making this a practical location for residential tenants.

The ground-floor flat provides well-proportioned accommodation comprising a living room, two bedrooms, kitchen and bathroom. The first-floor flat offers a spacious living room, fitted kitchen, bedroom, additional study/box room and bathroom. Both flats are reasonably well presented throughout and benefit from gas-fired central heating and uPVC double glazing.

Externally, the property enjoys gardens to both the front and rear, together with a substantial garage, providing a useful additional feature.

Representing an attractive ready-made investment opportunity, the property offers the advantage of established rental income from the outset, with the current rents considered relatively modest and offering potential scope for future increases, subject to existing tenancy arrangements and prevailing market conditions.

The combination of established rental income, potential for future rental growth and a convenient location makes this an appealing proposition for investors looking to expand their property portfolio.

Entrance Hall

With partially tiled walls, dado rail and uPVC double glazed entrance door with tiled flooring.

Living Room/Bedroom 1

3.72m x 3.51m

With plaster coving, picture rail, radiator and uPVC double glazed bay.

Bedroom 2

2.87m x 3.94m

With picture rail, radiator and uPVC double glazed window unit.

Living Room

3.72m x 2.86m

With radiator and uPVC double glazed bay.

Kitchen

2.94m x 2.86m

With selection of wall and base units incorporating a sink unit with drainer and having integrated electric oven and hob. Gas fired central heating combination boiler. uPVC window and uPVC door.

Bathroom

2.55m x 1.87m

With Laminate flooring and fitted with heated towel rail and uPVC window. Hand basin set in vanity and a panelled bath and low-flush w.c. Radiator.

Living room

4.65m x 3.72m

With radiator and two uPVC double glazed window units.

Kitchen

3.94m x 2.97m

With good selection of wall and base units incorporating a sink unit with drainer and mixer tap. Having gas point for cooker, gas fired central heating combination boiler and uPVC double glazed window unit.

Bathroom

2.03m x 1.43m

Partially tiled and fitted with a white suite comprising bath with shower over, low-flush w.c. and hand basin. uPVC double glazed window unit.

Bedroom 1

2.94m x 2.86m

With radiator and uPVC double glazed window unit.

Box Room/Study

2.13m x 1.97m

With uPVC double glazed window unit.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Pair of Flats

USPs: Garden

Parking: Garage

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

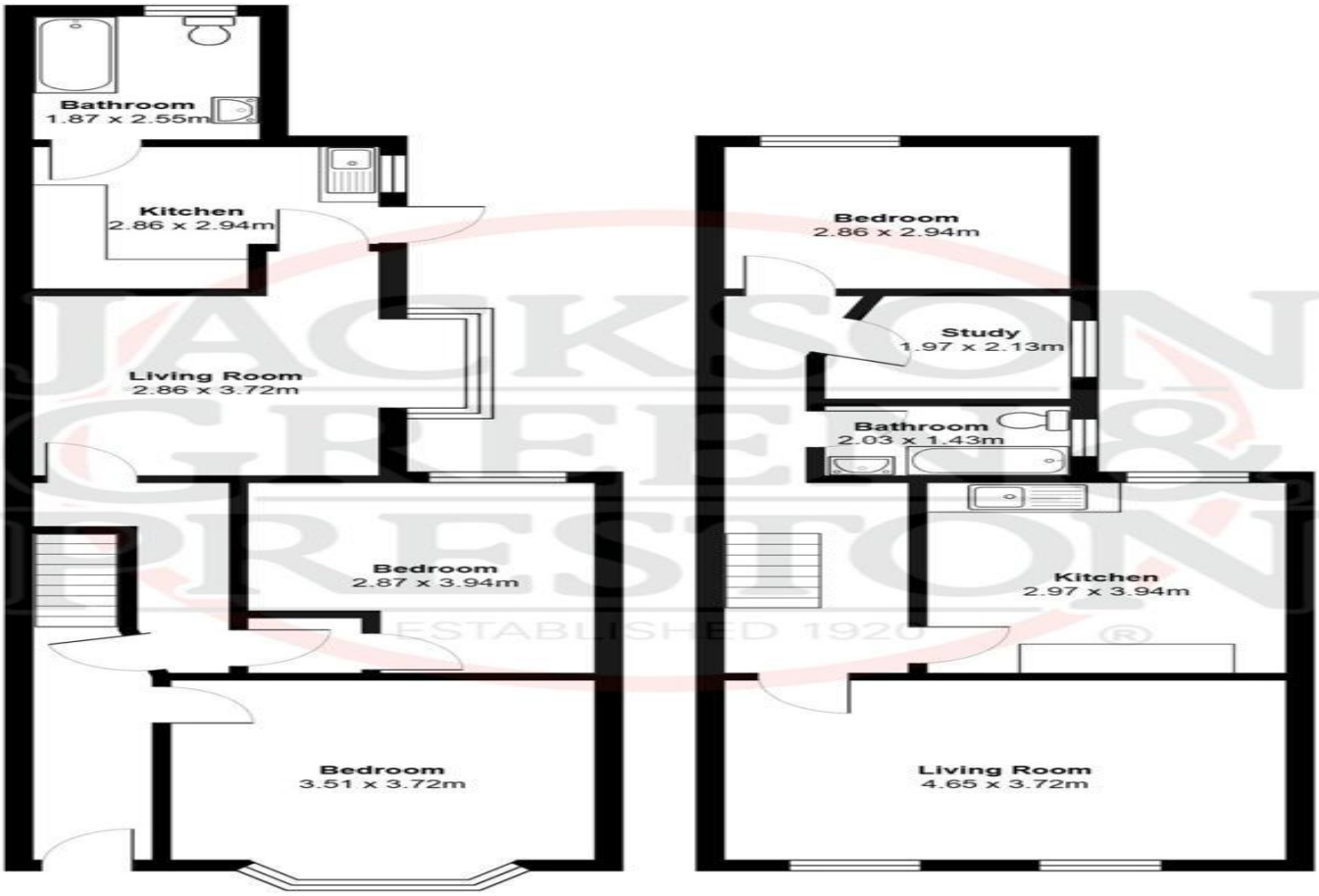
Electric: National Grid

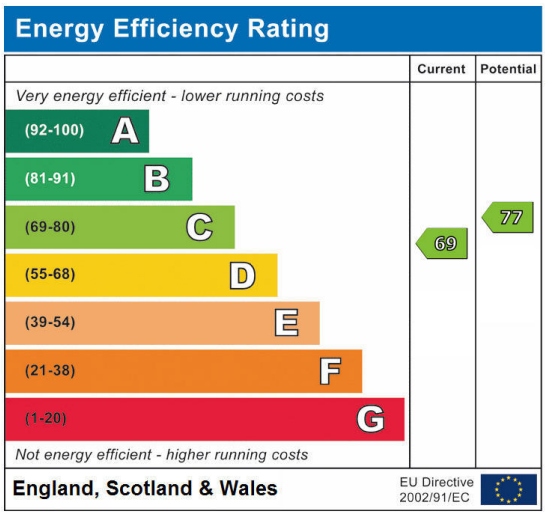
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No





Cromwell Road, Grimsby, Lincolnshire, DN31 2DN

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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