



### 3 bed semi-detached house to buy in DN31

Cromwell Avenue, Grimsby, Lincoln, Lincolnshire, DN31 2DR

**£70,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Substantial 3 Bedroom House
- ✓ Kitchen-Diner and 2 Reception
- ✓ Front and Rear Gardens
- ✓ 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: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A substantial 3 bedroom semi-detached house, located in close proximity to Grimsby town centre.

Offering flexible internal space with 2 reception rooms and a kitchen diner on the ground floor.

This could be a perfect first time home or alternatively, the property is currently let at £700PCM making this an excellent addition to any buy to let investors portfolio.

Viewing is highly advised.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay 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

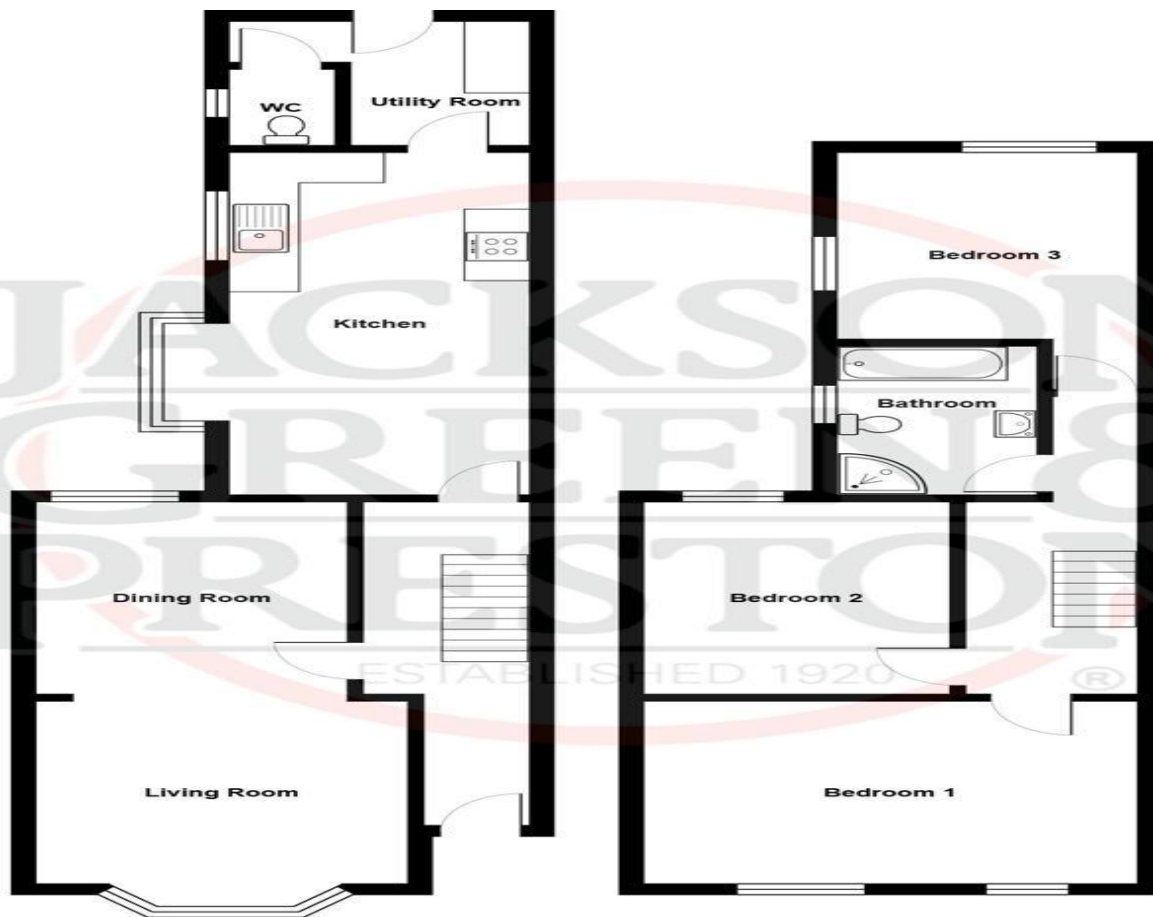
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	

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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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