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Auction

### 3 bed terraced house to buy in

Gilbey Road, Grimsby, Lincoln,  
Lincolnshire, DN31 2RL

**£40,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ Strong rental potential
- ✓ Easy Access to A180 Motorway
- ✓ EPC Rating D

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000

Belvoir are delighted to present this three-bedroom terraced house, available for sale and offering an excellent opportunity for investors seeking a renovation project. Situated conveniently close to Grimsby Town Centre, this property enjoys easy access to the A180 motorway and is within a short walking distance to local amenities, ensuring practicality for residents and strong rental potential.

The property features two well-proportioned reception rooms, the accommodation also includes a separate kitchen, providing a good foundation for refurbishment and modernisation.

There is a bathroom to the ground floor, the three generous bedrooms allow ample space for comfortable living or the prospect of increasing income potential through letting.

Overall, this terraced house represents a superb investment opportunity, ideal for those looking to put their own stamp on a home in a well-connected and popular area. Early viewing is highly recommended to fully appreciate the potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Flooded in last 5 years: 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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Gilbey Road, Grimsby, Lincoln, Lincolnshire, DN31 2RL

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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