



2 bed terraced house to buy in

Dickenson Terrace, Gainsborough,
Lincoln, Lincolnshire, DN21 1BZ

£27,500 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ FOR SALE VIA ONLINE AUCTION -
TERMS AND CONDITIONS APPLY
- ✓ NO ONWARD CHAIN
- ✓ TWO BEDROOMS
- ✓ ATTIC ROOM
- ✓ EPC Rating E

Key Information

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

Description

This two-bedroom terraced house is offered for sale via Auction with no onward chain and represents

an opportunity for buyers seeking a property that needs renovation in Gainsborough. Ideal for first-time buyers

or investors, the home includes one reception room, a kitchen, a bathroom and an attic room, together with a garden.

Located in Gainsborough, the property benefits from nearby public transport links and local amenities.

Gainsborough Central and Gainsborough Lea Road railway stations provide services to destinations including Sheffield, Lincoln and Doncaster, making the town suitable for commuting. Journey times are typically around 35-45 minutes to Sheffield and approximately 30-40 minutes to Lincoln, depending on service.

Gainsborough's town centre offers supermarkets, independent shops, cafes and everyday services, all within easy reach. Local parks and green spaces around the town provide opportunities for leisure and recreation, while a range of primary and secondary schools in the wider area support family living.

Road links connect Gainsborough to surrounding towns such as Lincoln, Scunthorpe and Retford, providing further employment, retail and leisure options. The River Trent and associated riverside walks are also accessible from the town.

This terraced house, with its two double bedrooms, attic room and garden, offers a project for those looking to

improve and personalise a property in a convenient Gainsborough setting. The availability of the home with no onward chain may appeal to purchasers seeking a straightforward transaction.

Living Room

3.72m x 3.59m (12'2" x 11'10")

Window to the front aspect and a radiator

Kitchen

3.71m x 3.83m (12'2" x 12'7")

Window to the rear aspect, range of wall and base units with worktops.

First Floor -

Master Bedroom

3.71m x 3.5m (12'2" x 11'6")

Window to the front aspect, and a radiator

Second Bedroom

1.93m x 3.82m (6'4" x 12'6")

Window to the rear aspect, access to attic room and a radiator

Bathroom

1.66m x 2.7m (5'5" x 8'11")

Window to the rear aspect, bathtub, WC, hand wash basin and a radiator

Attic Room

3.9m x 3.75m (12'10" x 12'4")

Velux window to the rear aspect, and a radiator

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £27,500

Property Type: Terraced House

Parking: On Street

Year built: 1914

Construction materials: Brick and block

Roofing type: Concrete roof 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

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Dickenson Terrace, Gainsborough, Lincoln, Lincolnshire, DN21 1BZ

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

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