



Auction

3 bed terraced house to buy in

Granville Street, Grimsby, Lincoln,
Lincolnshire, DN32 9NX

£45,000 Starting Bid

 x 3  x 1  x 3

Tenure

Freehold

On Street parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms &
- ✓ Three versatile reception rooms
- ✓ No Forward Chain
- ✓ Ideal investment or development opportunity
- ✓ 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

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

Offered for sale by Auction with No Forward Chain, this spacious three-bedroom property presents an excellent opportunity for developers, investors, or buyers seeking a renovation project.

Boasting three reception rooms to the ground floor, the property offers versatile accommodation with excellent potential for a variety of uses. Subject to the necessary consents, it may be suitable for conversion into a House in Multiple Occupation (HMO), conversion into self-contained flats, or refurbishment as a substantial single dwelling.

Although requiring a programme of modernisation throughout, the property has been realistically priced to reflect the work required, providing an excellent opportunity to add value. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Ground Floor

Entrance Hallway

With a timber single glazed front door with top light, under stairs storage cupboard and stairs leading access to the first floor accommodation.

Living Room

3.71m x 3.46m

With a timber single glazed front window, decorative ceiling coving and a gas fire in aesthetic brick surround (we understand from the vendor the gas fire is not working).

Second Reception Room

3.46m x 2.75m

With a timber single glazed rear window and a gas fire (we understand from the vendor the gas fire is not working).

Dining Room

4.79m x 2.87m

With a timber single glazed side window and a gas fire (we understand from the vendor the gas fire is not working).

Kitchen

2.77m x 3.16m

With a range of wall and base units incorporating a basin with a mixer tap and space for a cooker and all other white goods. Complete with a timber single glazed side window and a single glazed door leading onto the rear garden.

First Floor

Landing

Bedroom 1

4.35m x 3.75m

With a timber single glazed front window.

Bedroom 2

2.83m x 3.63m

With a timber single glazed rear window.

Bedroom 3

2.72m x 2.8m

With a timber single glazed rear window and a storage cupboard containing the hot water tank.

Bathroom

A three piece suite comprising of a bath, w.c. and a pedestal basin. Complete with partial tiling and a timber single glazed frosted window.

Gardens

The property benefits from front and rear gardens with the front being low maintenance and enclosed by dwarf brick walling. The rear garden is partially paved and partially laid to lawn being surrounded on all sides by a mixture of timber fencing and brick walling.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

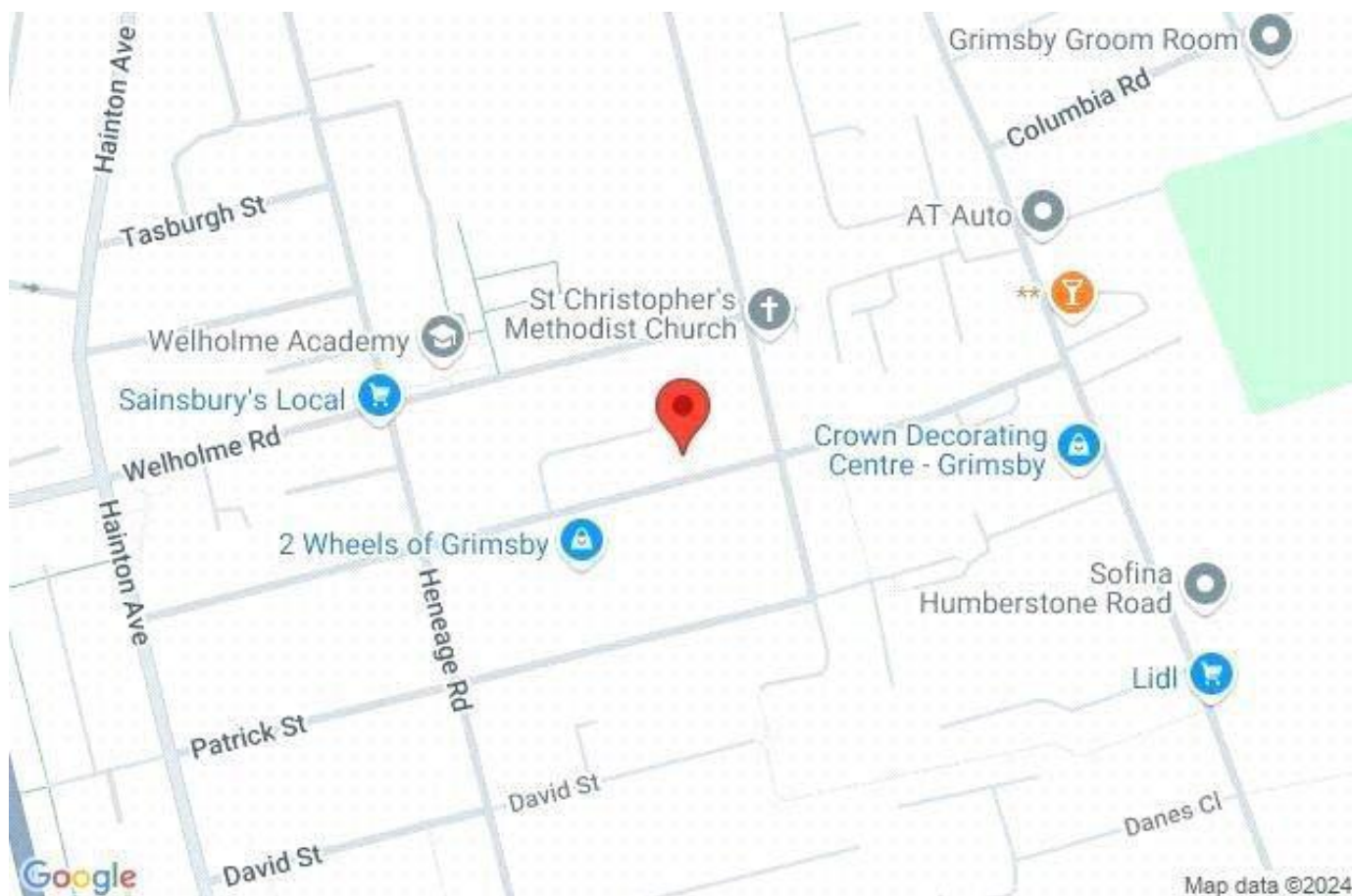
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Granville Street, Grimsby, Lincoln, Lincolnshire, DN32 9NX

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

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