



3 bed terraced house to buy in

Weelsby Street, Grimsby, Lincoln,
Lincolnshire, DN32 8BJ

£40,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Mid terrace house
- ✓ Three bedrooms
- ✓ No onward chain
- ✓ 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: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offered for sale with no onward chain, this three bedroom mid terrace property is located on Weelsby Street, Grimsby, within convenient reach of local amenities, schools and transport links.

The ground floor accommodation comprises a porch, entrance hall, living room, dining room, kitchen and bathroom. To the first floor are three bedrooms. Externally, the property benefits from front and rear secure gardens, providing outdoor space suitable for general use.

The property is likely to appeal to first time buyers or investors, with strong rental yields expected based on the size and location.

Available with vacant possession.

Ground Floor

Entrance Porch

Entered via a uPVC double glazed front door with matching surround and top light.

Entrance Hallway

With stairs providing access to the first floor accommodation.

Living Room

2.91m x 4.45m

With a uPVC double glazed front bay window, picture rail, dado railing, decorative ceiling coving and timber mantle piece.

Dining Room

4.1m x 3.65m

With a uPVC double glazed rear window, radiator, dado railing, picture rail and ceiling coving.

Kitchen

2.34m x 4.19m

With a range of wall and base units incorporating a basin with a mixer tap, space and plumbing for all white goods, partial tiling and a uPVC double glazed side window.

Second Hallway

With access to the rear garden.

Bathroom

A three piece suite comprising of a bath with a shower head attachment, vanity hand wash basin and a w.c. complete with partial tiling, uPVC double glazed frosted window, ceiling coving and a floor to ceiling fitted storage cupboard containing the boiler.

First Floor

Landing

Bedroom 1

4.1m x 3.51m

With a uPVC double glazed front window, ceiling coving, radiator and a gas fire in timber surround.

Bedroom 2

2.94m x 4.59m

With a uPVC double glazed rear window, radiator and dado railing.

Bedroom 3

2.34m x 4.19m

With uPVC double glazed windows to the rear and side and complete with a radiator and ceiling coving.

Gardens

The property benefits from front and rear gardens with the front being low maintenance paving and surrounded by dwarf brick walling. The rear garden is privatised by timber fencing/brick walling.

Selective Licensing

This property has been identified as being within a Selective Licensing area. Whilst every endeavour has been made to ensure this information is correct, landlords are advised to contact North East Lincolnshire Council to confirm the position and to ensure compliance with any applicable regulations.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

Parking: On Street

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

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

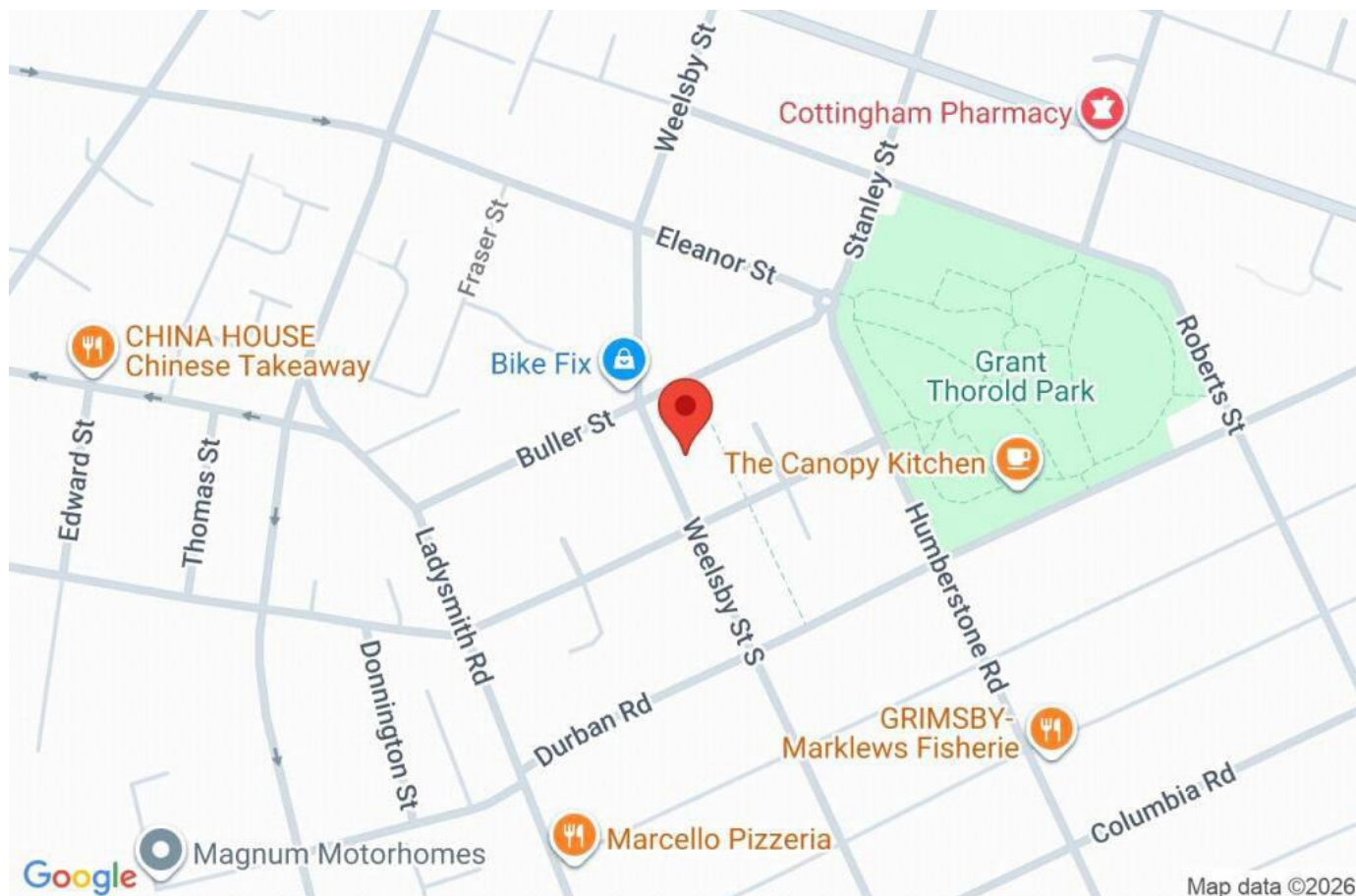
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Weelsby Street, Grimsby, Lincoln, Lincolnshire, DN32 8BJ

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, www.kavanaghhayes.co.uk

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