



### 3 bed terraced house to buy in

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

**£40,000** Starting Bid

 x3  x1  x2

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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