



### 3 bed terraced house to buy in

Stanley Street, Grimsby, Lincoln,  
Lincolnshire, DN32 7LJ

**£45,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom Mid Terrace
- ✓ Let on an Assured Shorthold Tenancy at £595 pcm
- ✓ Approx. £7,140 per annum income
- ✓ 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

A well-presented three-bedroom mid-terrace investment property offered for sale by auction, providing an attractive, ready-made opportunity for buy-to-let investors.

The house is currently let subject to an Assured Shorthold Tenancy at a rent of £595 pcm.

Located within an established residential area with consistent rental demand, the property represents a solid income-producing investment from completion.

The accommodation briefly comprises a living room, kitchen fitted with modern units, rear entrance lobby and a bathroom with a three-piece suite. To the first floor are three bedrooms. The property also benefits from gardens to both the front and rear.

### GROUND FLOOR

#### Living Room

7.7m x 3.66m

With stairs to the first floor accommodation. Laminate flooring. Radiator and 2 uPVC double glazed window units.

#### Kitchen

3.48m x 2.16m

Partially tiled and fitted with a good selection of modern wall and base units incorporating sink unit with drainer, having integrated electric oven and a gas hob. Plumbing for washing machine. Radiator and uPVC double glazed window unit.

#### Rear Entrance Lobby

With uPVC double glazed entrance door.

Bathroom

Partially tiled and fitted with a 3 piece suite comprising panelled bath, pedestal basin and low flush w.c. Gas fired central heating boiler. Radiator and uPVC double glazed window unit.

FIRST FLOOR

Landing

Bedroom 1

3.71m x 3.4m

With radiator and uPVC double glazed window unit.

Bedroom 2

3.47m x 2.89m

With radiator and uPVC double glazed window unit.

Bedroom 3

4.62m x 2.14m

With radiator and uPVC double glazed window unit.

OUTSIDE

Gardens

The property has gardens to the front and rear.

Tenancy

The property is currently let on an Assured Shorthold Tenancy agreement at a passing rent of £595 per calendar month with the Tenant wishing to remain in occupation. The property is currently managed through Jackson Green & Preston Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Year built: 1905

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: Yes

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

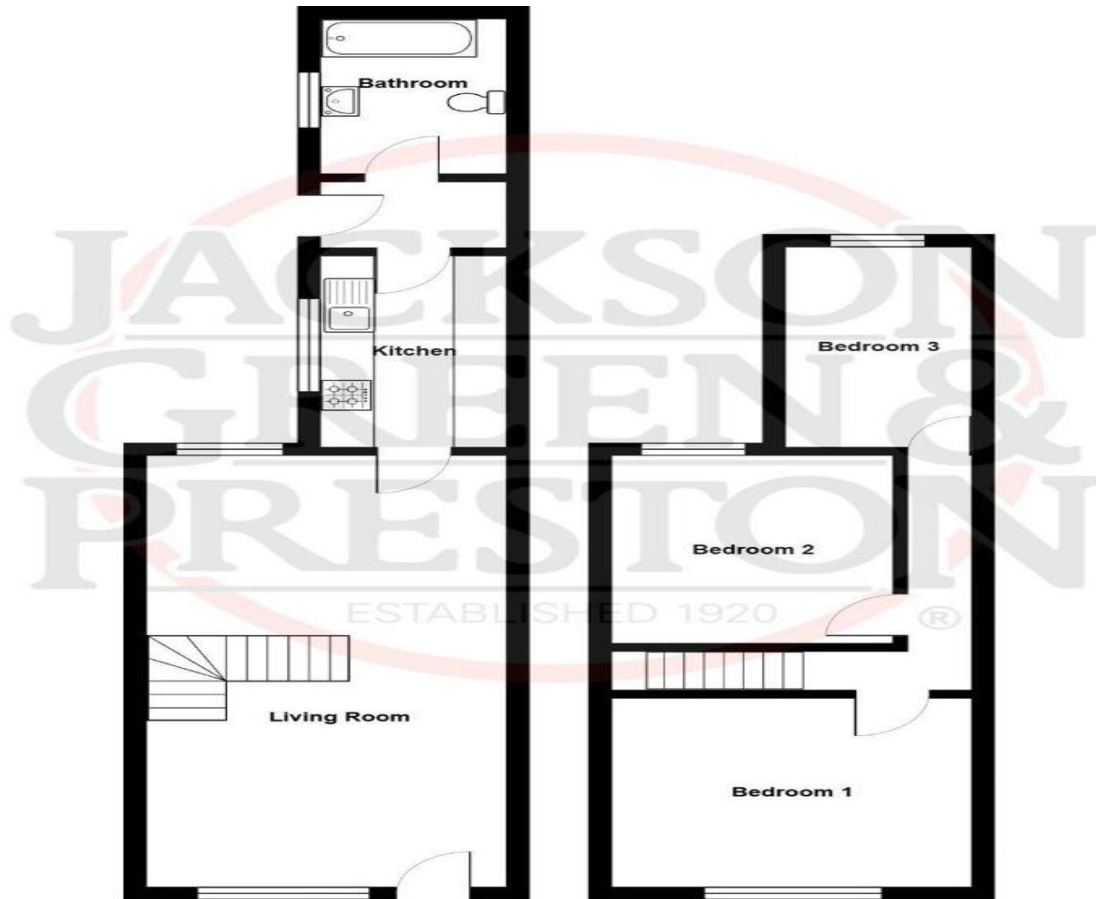
Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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