



2 bed end of terrace house to buy in DN21

Grasby Close, Gainsborough, Lincolnshire, DN21 1YY

£64,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ IDEAL INVESTMENT
- ✓ TWO BEDROOM
- ✓ EPC Rating C

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Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £66,000

Situated in a desirable cul-de-sac location in Gainsborough, Lincolnshire, this end-terrace house presents an excellent opportunity for both investors and home buyers. The property features two well-proportioned bedrooms and one bathroom, complemented by a comfortable public room that offers a practical space for relaxation or entertaining. Its freehold tenure provides stability and peace of mind for prospective buyers. The accommodation benefits from efficient gas central heating, promoting comfort throughout the year.

The residence boasts a generous private rear garden, offering ample outdoor space for leisure and potential for personalisation. The property is set back from the street and benefits from accessible street parking. With no onward chain, this house represents a straightforward and prompt opportunity for purchase. Currently, a tenant is in situ, with a rental income of £560 per calendar month, offering an attractive potential yield of 10.1%, making this an appealing proposition for investors. Viewings are available by appointment.

Local area

Gainsborough is a historic market town in Lincolnshire, offering a blend of local amenities, schooling options, and transport links. The location benefits from proximity to shopping facilities, leisure centres, and picturesque countryside, making it a convenient base for a range of lifestyles. The wider area provides access to regional road networks, ensuring straightforward travel to neighbouring towns and beyond.

EPC rating: C. Tenure: Freehold,

Kitchen

3.12m x 2.91m (10'3" x 9'7")

Fitted kitchen comprising of wall and base units, stainless steel sink with drainer and mixer tap, space for white goods, radiator, window to front aspect and serving hatch to lounge.

Lounge

4.53m x 3.2m (14'10" x 10'6")

Tile flooring, two radiators, service hatch to kitchen, window to rear aspect and door to utility area.

Utility area

1.28m x 3.04m (4'2" x 10'0")

Tile flooring, radiator, window, side aspect, and rear garden.

First floor accommodation

Bedroom One

3.79m x 3.21m (12'5" x 10'6")

Fitted carpet radiator window from Tapé and over-stair storage.

Bedroom Two

3.9m x 2.88m (12'10" x 9'5")

Fitted carpet, radiator, storage, cupboard, and window to the rear aspect

Bathroom

1.78m x 2.86m (5'10" x 9'5")

Fitted three piece suite comprising of bath with overhead shower, hand wash basin, WC, radiator, tiled walls, vinyl flooring and window to rear aspect

Outside

To the front of the property is a mainly laid-to-lawn garden with a path leading to the front door.

To the rear of the property is a mainly laid-to-lawn garden with rear gated access and is enclosed by fencing.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: End of terrace house

Parking: None

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

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

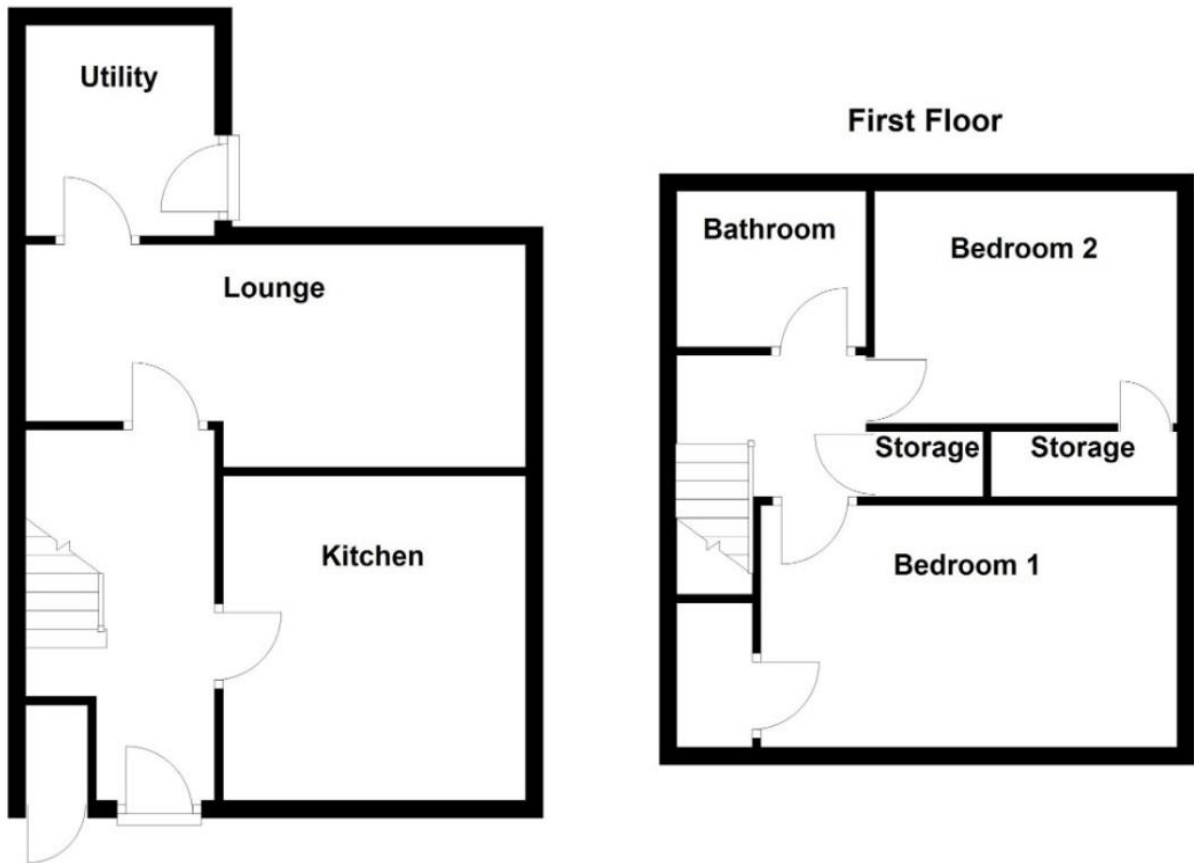
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Grasby Close, Gainsborough, Lincolnshire, DN21 1YY

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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