



### 3 bed terraced house to buy in

Cromwell Road, Grimsby, Lincolnshire,  
DN31 2DW

**£50,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Sold Via "Secure Sale"
- ✓ Immediate "Exchange Of Contracts" Available
- ✓ No onward chain
- ✓ Kitchen & ground floor cloakroom
- ✓ EPC Rating D

## Key Information

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

## Description

**\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. - STARTING BID £50,000\*\***

A three-bedroom mid-terrace property on Cromwell Road, Grimsby, offered for sale with no onward chain via the Modern Method of Auction.

The ground floor comprises a porch, entrance hallway, living/dining room, kitchen, and cloakroom. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens.

The property is well positioned close to Grimsby town centre, providing convenient access to a range of shops, amenities, schools, and transport links.

### Ground Floor

#### Entrance Hallway

Entered via a uPVC double glazed frosted front door and complete with a radiator, under stairs storage space and an open spelled stairway leading access to the first floor accommodation.

#### Living/Dining Room

7.8m x 3.5m

With a uPVC double glazed front bay window as well as rear window providing dual aspect, two radiators, dado railing, picture rail and an gas fire with surround.

#### Kitchen

7m x 2.82m

With a range of wall and base units incorporating a basin with a mixer tap, double cooker, four-ring gas hob and the ideal boiler. Space and plumbing for other white goods as well as a central breakfast bar. The kitchen is complete with uPVC double glazed windows providing dual aspect, dado railing, picture rail, ceiling coving and a radiator.

#### Cloakroom

With a w.c., hand wash mixer basin and a heated towel rail.

#### First Floor

##### Landing

An open spelled split landing complete with dado railing and access to the loft.

##### Bedroom 1

4.68m x 3.72m

With a uPVC double glazed front window, ceiling coving and a radiator.

##### Bedroom 2

2.9m x 3.92m

With a uPVC double glazed rear window and a radiator.

##### Bedroom 3

2.82m x 4.82m

With uPVC double glazed windows to the side and rear creating dual aspect, coving and a radiator.

#### Bathroom

A four-piece suite comprising of a bath with a shower head attachment, walk-in electric shower, w.c. and a pedestal basin. Complete with partial tiling, radiator and a uPVC double glazed frosted window.

#### Gardens

The property benefits from front and rear gardens with the front being low maintenance and surrounded by brick walling and hedging. The rear garden is predominantly paved/block paved being surrounded on all sides by timber fencing/brick walling.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Damp

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: Yes

Restrictions: No

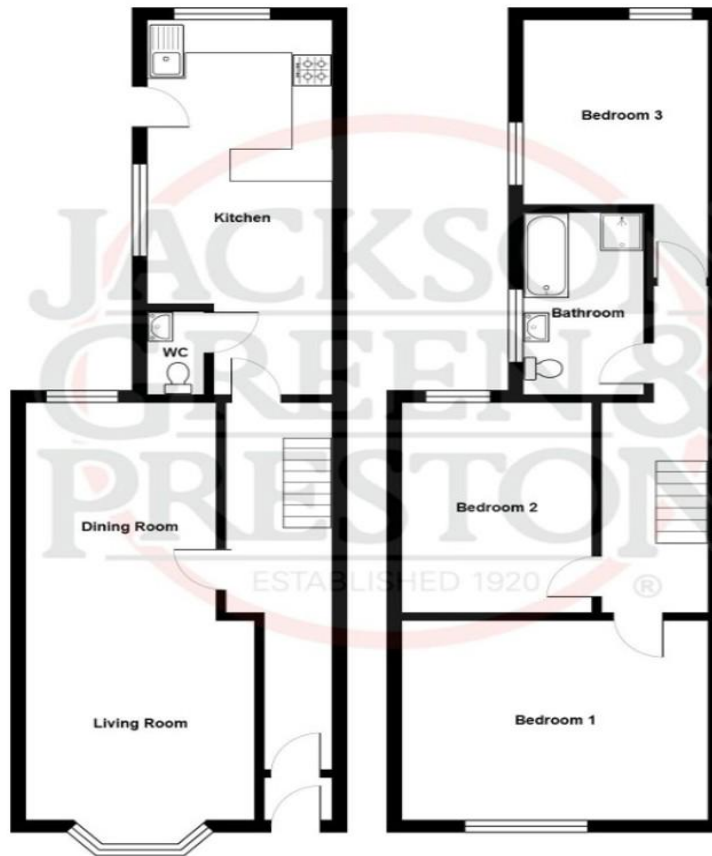
Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	

Cromwell Road, Grimsby, Lincolnshire, DN31 2DW

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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