



## 2 bed pair of flats to buy in DN32

Wellington Street, Grimsby, Lincoln,  
Lincolnshire, DN32 7JP

**£35,000** Starting Bid

 x 2  x 2  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate exchange of contracts
- ✓ Sold Via "Secure Sale"
- ✓ House converted into two self contained 1 bed flats
- ✓ Potential to improve and add value
- ✓ EPC Rating E

## Key Information

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

## Description

\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. \*\*

Offered for sale via the Modern Method of Auction with immediate exchange of contracts, this property comprises of two one bedroom flats located on Wellington Street, Grimsby, within reach of local amenities and transport links.

Both units require a programme of modernisation, presenting an opportunity for investors to refurbish and improve in line with current rental standards.

The property offers potential for strong rental returns once updated, with scope to enhance value and income.

An investment opportunity in an established residential area, suited to buyers seeking a project with yield potential.

Ground Floor

Communal Hallway

With a timber frosted front door providing access to both flats.

Ground Floor Flat

Living Room

3.47m x 4.37m

With a uPVC double glazed front bay window, decorative coving and a gas fire.

Hallway

With understairs storage cupboard.

#### Kitchen

5.14m x 3.17m

With a range of wall and base units incorporating a hand wash basin with all other white goods. With a uPVC double glazed side window and a built-in storage cupboard.

#### Bedroom

3.72m x 2.79m

With a uPVC double glazed rear window and an electric heater.

#### Second Hallway

With a timber frosted door leading access to the rear gardens.

#### Bathroom

A three piece suite comprising of a bath, w.c. and a pedestal hand wash basin. Complete with a uPVC double glazed frosted window and the "Vokera" boiler.

#### First Floor Flat

##### Landing

An open spelled landing providing access to the accommodation.

##### Living Room

4.59m x 3.95m

With a uPVC double glazed front window, gas fire and an electric heater.

##### Bedroom

3.74m x 2.98m

With a uPVC double glazed rear window and an electric heater.

##### Kitchen

3.42m x 2.15m

With a range of wall and base units incorporating a basin with a mixer tap and space for other white goods. Complete with access to the loft and a timber single glazed rear window.

##### Bathroom

A three piece suite comprising of a bath with an over head shower, w.c. and a pedestal hand wash basin. Complete with partial tiling and a timber single glazed window.

#### Gardens

The property benefits from front and rear gardens with the front being low maintenance and surrounded by brick walling and the rear being surrounded on all sides by timber fencing.

#### 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.

#### Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

#### Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Pair of Flats

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	45	
(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 

Wellington Street, Grimsby, Lincoln, Lincolnshire, DN32 7JP

Contact your local branch today for more information on this property:

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

