

LOT 3

ADDRESS
70 Stanley Street
Gainsborough
Lincolnshire, DN21 1DS

GUIDE PRICE*
£30,000+

LINCOLNSHIRE



Two Bedroom Mid-Terrace Available with Vacant Possession Ideal Investment Opportunity

Guide Price*
£30,000+

FEATURES

- Mid-terrace property
- Two double bedrooms
- Two reception rooms
- Refurbishment required throughout
- To be sold with vacant possession
- Freehold
- Traditionally constructed
- Close to amenities
- On street parking
- Popular residential location

EPC Rating: F
Solicitors

Location

The property is located on the south side of Stanley Street between Washington Street and Stafford Street within the popular residential area of Gainsborough, Lincolnshire.

The area offers good local amenities including an Aldi supermarket. Within walking distance from the property there is a local school with a good Ofsted report, Benjamin Adlard Primary School.

Gainsborough is a town in the West Lindsey district of Lincolnshire, England. The property is just 1.1 miles from the town centre, including the Gainsborough Central train station, all directly north of the property. The city of Lincoln can be accessed via the A156 onto the A57, directly 25 miles away. Gainsborough is also located west of Scunthorpe and west of Doncaster.

Description

This two-bedroom terrace house comprises, spacious accommodation over two floors.

The accommodation to ground floor includes a fitted kitchen and two reception rooms. The first floor gives access to two large double bedrooms and a family bathroom.

The property is traditionally constructed, with brick built-walls and UPVC double glazed windows to the front elevation. On street parking is also available. The property benefits from a small walled yard area to the front.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

17th & 18th May 2017

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

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Investment Analysis

We estimate the property will let for £350 per calendar month, following refurbishment, reflecting a yield of 14% based on the lower guide price.

Refurbishment has commenced and the property has been left in shell condition, leaving buyers with the option to complete the works to their own specific requirements.

Tenure

The property is freehold.

Services

We understand the property is connected to mains gas, water and drainage.

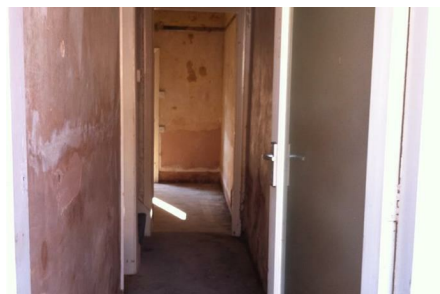
Council Tax

The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,096 p.a.

Guide Price

£30,000+

Please note an inspection of this property has not been undertaken.



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