

MARTIN MASLIN

83 GRANVILLE STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 9NX



ATTENTION INVESTORS/DEVELOPERS ** A great opportunity to acquire this former HMO property found within this popular residential area lying just off Heneage Road, close to local shops and amenities. The property is presented in fair condition and is fitted with fire doors, a digital smoke/fire alarm system and emergency lighting whilst benefitting from a gas central heating system and extensive uPVC framed double glazing. The house has five bedrooms with two currently occupied generating £140pw although this could be modified to maximise potential returns subject to necessary approval. The accommodation comprises: Entrance Hall with staircase to the first floor, a Sitting Room, a Kitchen and two ground floor Bedrooms. Upstairs there are three further Bedrooms and a Shower Room with a walk-in shower. Outside there is a front garden and a small paved rear garden leading to gated pedestrian access. Please note the property is in some need of cosmetic updating and is priced realistically.

£79,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A part glazed front door leads directly into the entrance hallway.

ENTRANCE HALL

A good size entrance hall with a laminate floor and a staircase leading to the first floor providing a useful storage cupboard under.

SITTING ROOM

4.88m (16'0") x 3.28m (10'9") into bay

A central sitting room with a built-in storage cupboard, a radiator, a single sliding sash window and uPVC bay window.

KITCHEN

3.17m (10'5") x 2.74m (9'0")

Fitted with a range of base and wall mounted units including a stainless steel sink with taps and tile splashback. It has a freestanding gas cooker, plumbing for an automatic washing machine and a wall mounted central heating boiler. The kitchen has a tiled floor with a radiator, a uPVC double glazed window and a fire door leading into the rear garden.

GROUND FLOOR BEDROOM

4.34m (14'3") into bay x 3.43m (11'3")

A good size room with a radiator, a sink and a uPVC double glazed front window.

BEDROOM TWO

3.71m (12'2") x 2.84m (9'4")

With a radiator, a sink and a uPVC double glazed rear window.

LANDING

With a spelled balustrade.

BEDROOM THREE

4.47m (14'8") x 3.61m (11'10")

A large double bedroom overlooking the front with a radiator, a sink and a uPVC double glazed window.

BEDROOM FOUR

3.71m (12'2") x 2.82m (9'3")

With a uPVC double glazed rear window.

BEDROOM FIVE

2.87m (9'5") x 2.74m (9'0")

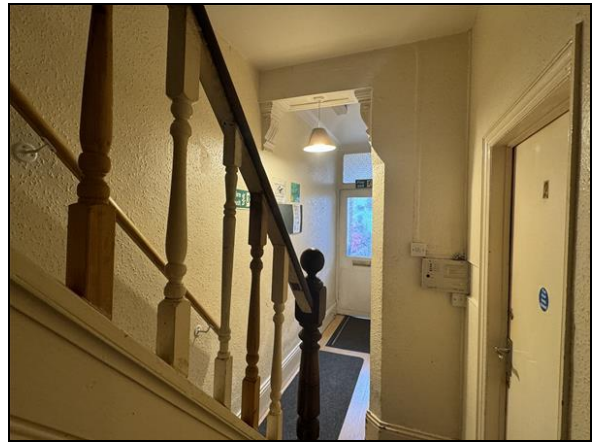
With a radiator, a sink and a uPVC double glazed rear window.

SHOWER ROOM

With a white two piece suite comprising W.C, washbasin and a walk-in double shower with fixed glass screen. The shower room is partly tiled with a laminate floor, a radiator and a uPVC double glazed side window.

OUTSIDE

There is a small paved garden to the front of the property whilst to the rear there is a walled and fenced paved garden with pedestrian access via a gated passage.



ENTRANCE HALL



SITTING ROOM



KITCHEN



GROUND FLOOR

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Halsted ACHE30 combination central heating boiler located in the Kitchen (approximately 10 years old) and the property has the benefit of uPVC framed double glazing with the exception of the Sitting Room. The property is fitted with a digital smoke alarm system and the fire alarm system can be reconnected if required. The Local Authority is North East Lincolnshire Council and the property is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.



BEDROOM THREE

VIEWINGS

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

AGENTS NOTE

TWO ROOMS ARE CURRENTLY OCCUPIED (2 AND 4) each earning £70pw. The property can be offered with vacant possession if required.



BEDROOM FOUR



BEDROOM FIVE



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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