



3 Wellington Court, Rutland Street, Grimsby, DN32 7JY **Guide Price: £25,000 (£900 + VAT Buyers Fee)**

Description

A well presented ground floor flat with the benefit of its own outside space. The property has been used as a buy to let investment, but is now offered with vacant possession.

Directions

From the A180 turn right onto Freeman Street and follow until you reach a left hand turn onto Wellington Street. Follow this Road until you reach a left turn onto Rutland Street and the property is immediately on your left.

<https://what3words.com/figure.cube.dwell>

Accommodation

Communal Entrance Hall

With meter cupboards, shared access hall and door to;

Entrance Hall

With radiator and door to;

Lounge 5.47m x 3.89m

Double glazed casement window to rear elevation, radiator.

Kitchen 2.02m x 1.93m

Fitted wall and base units with stainless steel single drainer sink, oven with four ring electric hob with extractor over, space and plumbing for washing machine, part tiled walls, extractor.

Bedroom 3.16m x 2.97m

Double glazed casement window to side elevation, storage cupboard with Viessman boiler, built in wardrobe, radiator.

Tenure & Possession

The property is leasehold and sold subject to a 99 year lease from the 5th October 1991.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Solicitors

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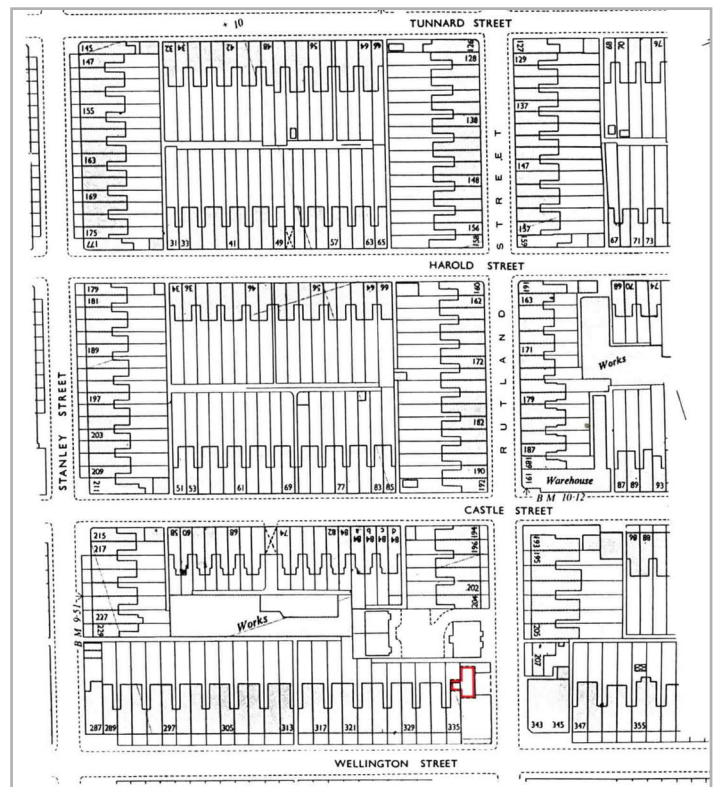
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Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.