



# CROFTS ESTATE AGENTS

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Wellington Street

Grimsby  
DN32 7JT

Offers in the Region Of £77,500

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## Property Introduction

Investor Opportunity – 3 Bedroom Mid-Terrace, Wellington Street, Grimsby – £560 PCM Rental Income Available to investors only, this spacious 3-bedroom mid-terrace property on Wellington Street, Grimsby, is offered with a long-term tenant in situ, currently paying £560 per calendar month, providing an immediate income from day one. The ground floor comprises a well-proportioned lounge, separate sitting room, a generous dining room, and a fitted kitchen to the rear. The layout offers excellent space for tenants, with flexible living and dining options. To the first floor, the property offers three bedrooms—two doubles and a single—along with a family bathroom. The home benefits from gas central heating and uPVC double glazing throughout. Externally, the property features low-maintenance gardens to both the front and rear, ideal for tenants seeking minimal upkeep. The location is convenient for access to local shops, schools, and transport links, making it an attractive rental property in a high-demand area. This is a fantastic opportunity for landlords seeking to expand their portfolio with a property that is already tenanted and generating income. Please note: This property is being sold with a sitting tenant and is available to investors only. Enquire today to arrange a viewing or request further details.

## Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

## Lounge

12' 11" x 11' 8" (3.93m x 3.56m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

## Dining Room

11' 11" x 9' 5" (3.62m x 2.86m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

## Dining Room

10' 4" x 11' 3" (3.15m x 3.42m)

The dining room has a window to the side elevation, a radiator and laminate flooring.

## Kitchen

14' 6" x 9' 3" (4.42m x 2.81m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side along with a range of fitted units with a sink and drainer and plumbing for a washing machine.

## First Floor Landing

The first floor landing has access to the loft, coving to the ceiling and laminate flooring.

## Bedroom One

12' 11" x 15' 1" (3.93m x 4.59m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

## Bedroom Two

11' 11" x 9' 5" (3.62m x 2.87m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

## Bedroom Three

9' 1" x 8' 9" (2.76m x 2.67m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

## Bathroom

8' 9" x 6' 0" (2.66m x 1.83m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and bath.

## Outside

With low maintenance gardens to the front and rear.

## Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

## Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

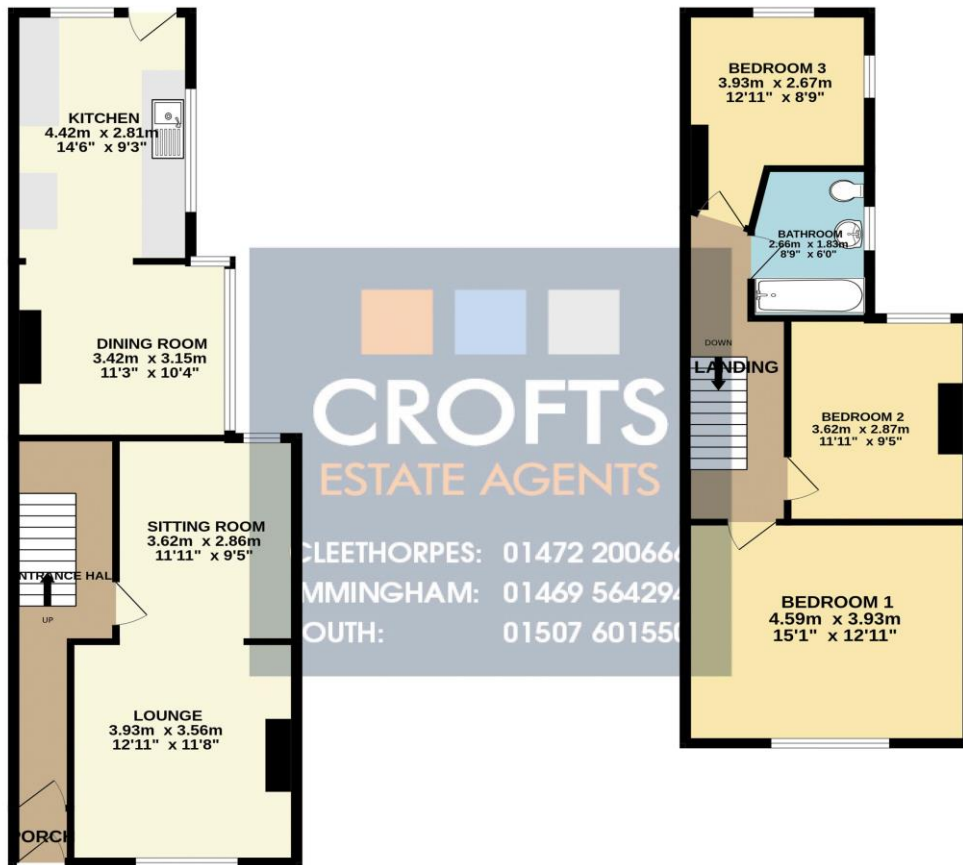
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
55.8 sq.m. (601 sq.ft.) approx.

1ST FLOOR  
48.6 sq.m. (523 sq.ft.) approx.



TOTAL FLOOR AREA: 104.4 sq.m. (1123 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

