



Cromwell Road

Grimsby
DN31 2DW

Auction Guide Price £39,999

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Property Introduction

** AUCTION CONDITIONS APPLY ** *Investment Opportunity!* This charming three-bedroom mid-terrace house is perfect for investors looking for a hassle-free rental property. Located close to Grimsby town centre, with bus routes and amenities just a stone's throw away, this property ticks all the boxes. The accommodation is well-appointed, featuring an open-plan lounge/diner, separate reception room, kitchen, ground floor cloakroom, and a spacious entrance hall with a porch. The first floor boasts three double bedrooms and a shower room, making it an attractive option for families or professionals. The property's exterior is equally impressive, with a good-sized rear garden that's securely enclosed and low maintenance, complete with a garden shed. The front garden is also neatly maintained, with a wall enclosing it. Being sold at auction with no forward chain, this property presents a fantastic opportunity for investors to secure a valuable asset. With its prime location and solid construction, it's likely to attract reliable tenants and provide a healthy return on investment. Would you like to know more about the auction process or arrange a viewing?

Auction Notes

* Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which

you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. **

Entrance porch

3' 4" x 3' 3" (1.02m x 1.00m)
With uPVC frosted door, carpet and white decor.

Entrance hall

Large entrance hall, rede carpet, cream decor, original coving, pedant light and radiator.

Lounge

12' 2" x 11' 6" (3.72m x 3.50m)
Good sized open plan to the dining room with uPVC bay to the front, gas fire with wood surround, original coving an ceiling rose with pendant light, radiator and cream decor.

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Dining room

12' 10" x 8' 5" (3.91m x 2.57m)

Open plan to the lounge with same red carpet, cream decor, coving and ceiling rose, uPVC window to the rear and radiator.

Reception room

15' 5" x 9' 2" (4.71m x 2.80m)

A large separate reception room, with uPVC bay to the side, gas fire, radiator, white decor, patterned carpet and pendant light.

Kitchen

12' 1" x 9' 2" (3.68m x 2.79m)

White wall and base units with complimentary work tops over, space for cooker, washing machine and fridge freezer, green vinyl and matching green splash back tiling, two uPVC windows with blinds, strip lights, coving and sink drainer.

Rear lobby

Small lobby area with uPVC frosted door to rear garden, white decor and tiled floor.

Cloakroom

3' 0" x 5' 0" (0.91m x 1.53m)

With WC, uPVC frosted window, uPVC floor, white decor and ceiling light.

Stairs and landing

Original stairs with split landing to front and rear, storage cupboard, red carpet, cream decor, loft access and pendant light.

Bedroom One

12' 3" x 15' 2" (3.73m x 4.62m)

Largest bedroom to the front with two uPVC windows, cream carpet, white decor to coving, pendant light and radiator.

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.93m)

A second double bedroom has cream decor, pink carpet, uPVC window to the rear, radiator and pendant light.

Bedroom Three

16' 1" x 9' 3" (4.89m x 2.81m)

A third large double to the rear has cream decor, patterned carpet, two uPVC windows, radiator and ceiling light.

Shower room

6' 6" x 5' 5" (1.97m x 1.64m)

The shower room has fully tiled walls, enclosed shower, WC and sink with carpet, ceiling light and radiator, uPVC frosted window to the side.



Rear garden

Well proportioned rear garden with concrete path to timber gate and into the alleyway with the garden laid to slab with tall walls on each side with some topped with fencing.

Front garden

Good sized low maintenance frontage laid to slab and concrete with low wall to all sides and timber gate to the pavement.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.

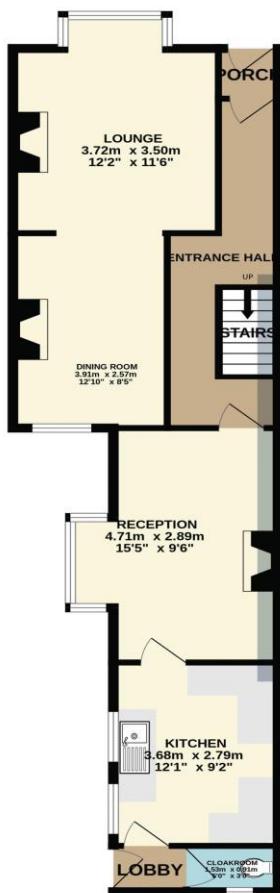
Mortgage and Financial Advice

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.



GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.

1ST FLOOR
51.8 sq.m. (557 sq.ft.) approx.

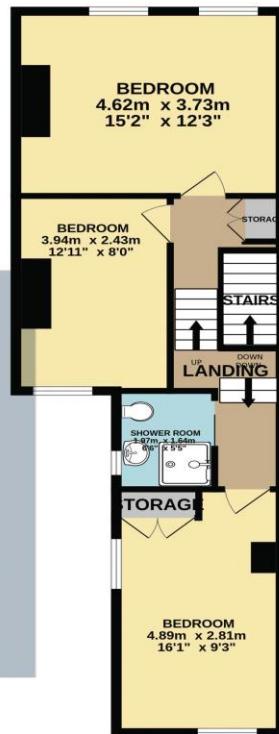


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TOTAL FLOOR AREA: 112.8 sq.m. (1214 sq.ft.) APPROX.

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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