

MARTIN MASLIN

**1/1A COACHYARD R/O 87 CROMWELL ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 2DN**



**BEING SOLD VIA A SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS
APPLY. STARTING BID £90,000.**

Attention investors a great opportunity to acquire two one bedroom flats in a popular residential area of Grimsby. Found tucked away just off Cromwell Road each flat has its own private allocated parking space. The properties are fully available with no chain well presented with a gas central heating system and UPVC double glazing. Each property includes an entrance hall, lounge, kitchen, and bathroom. The Freehold land includes the property, parking and communal area, and also includes two Freehold flats and the leases for two flats namely '2 and 3'.

An interesting opportunity not to be missed Viewing strictly through the Agents.

£90,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR FLAT

ENTRANCE PORCH

A UPVC double glazed front door leads into an Enclosed Porch.

LOUNGE

3.35m (11'0") x 3.28m (10'9")

With fashionable laminate floor complementary dado rail, radiator and aspect uPVC Windows.

KITCHEN

2.87m (9'5") x 2.79m (9'2")

Fitted with a range of light oak veneer base and wall mounted units. Complementary work surfaces incorporate a stainless steel sink with taps and tile splashback. Space for gas cooker plumbing for automatic washing machine and wall mounted gas central heating boiler. The kitchen has a fashionable laminate floor with a radiator and a UPVC double side window.

BATHROOM

Fitted with a light grey suite comprising close couple WC pedestal wash handbasin and panel bath with electric shower. Fully tiled with a radiator.

BEDROOM

4.11m (13'6") x 2.54m (8'4")

A good size bedroom with fashionable laminate floor built in deep storage covered radiator and a UPVC double glazed window.

OUTSIDE

The courtyard is access from Cromwell Road between numbers 85 and 87 leading into a newly created parking area where the property has the benefit of One parking space adjacent and one visitors spot for each flat.

FIRST FLOOR FLAT

GROUND FLOOR ENTRANCE HALL

With a uPVC double glaze door, radiator and staircase to the first floor level

Landing with useful storage area and all rooms leading directly as follows.

KITCHEN

3.05m (10'0") x 2.95m (9'8")

Fitted with a range of Lito Vineyard base and wall mounted units. Complementary work surfaces incorporate a breakfast bar and a one and a half bowl stainless steel sink with mixer taps and towel splashback. Space for a gas cooker, plumbing for automatic washing machine and a wall mounted gas central heating boiler. The kitchen has a fashionable laminate floor with radiator and UPVC double glazed window.

LOUNGE

3.51m (11'6") x 2.87m (9'5")

A very pleasant room with dual aspect overlooking the courtyard below.

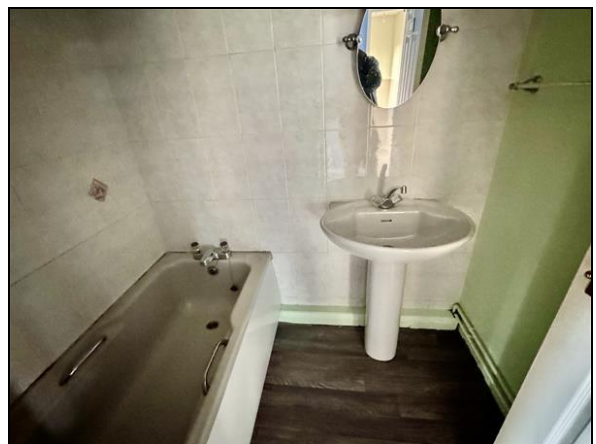
Decorated in a fashionable colour scheme with a radiator and sliding uPVC double glaze door with Juliet balcony.



LOUNGE



KITCHEN



BATHROOM



BEDROOM

BEDROOM

2.97m (9'9") x 2.59m (8'6")

Recently decorated with radiator and UPVC double glazed window.

BATHROOM

With a grey coloured suite comprising close couple w.c, pedestal wash handbasin and panel bath with tiled walls around and electric shower. It has a radiator and a uPVC double glazed window.

GENERAL INFORMATION

Mains gas water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom checker website. Central heating comprises radiators detailed above connect to the alpha 240 Eco combination boilers located in each Kitchen. The Freehold land which includes the property, parking and communal areas also includes two Freehold flats and the leases for two flats namely '2 and 3'. The property benefits from uPVC frame double glazing and falls within the jurisdiction of the Northeast Lincolnshire Council. The Council Tax Band is A on each property.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour can be seen on Rightmove and our Martin Maslin website.



OUTSIDE



GROUND FLOOR ENTRANCE HALL



KITCHEN



LOUNGE



BEDROOM



BATHROOM

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT

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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