



### 3 bed terraced house to buy in

Durban Road, Grimsby, Grimsby,  
Lincolnshire, DN32 8AY

**£75,000** Starting Bid

🏠 x3 🚿 x1 🚿 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Mid Terraced Property
- ✓ Two Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are pleased to bring to the market this three bed mid terrace property located on Durban Road in Grimsby.

Situated within walking distance to local amenities, this property would be the ideal investment opportunity.

Internally, on the ground floor there's a front lounge, diner, kitchen, utility and WC. On the first floor there's three double bedrooms and the bathroom which is fitted with a three piece suite. Externally, there is a easily maintainable rear enclosed garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Lounge

14' 5" x 11' 6" (4.40m x 3.50m)

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## Diner

12' 6" x 11' 6" (3.80m x 3.50m)

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## Kitchen

14' 1" x 12' 3" (4.30m x 3.73m)

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## Utility

4' 8" x 8' 4" (1.41m x 2.54m)

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## WC

4' 8" x 2' 6" (1.41m x 0.76m)

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## Bedroom One

14' 5" x 11' 6" (4.40m x 3.50m)

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## Bedroom Two

12' 5" x 9' 6" (3.79m x 2.90m)

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## Bedroom Three

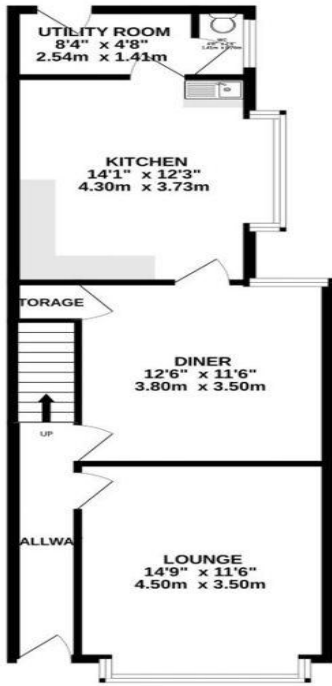
7' 10" x 10' 10" (2.40m x 3.30m)

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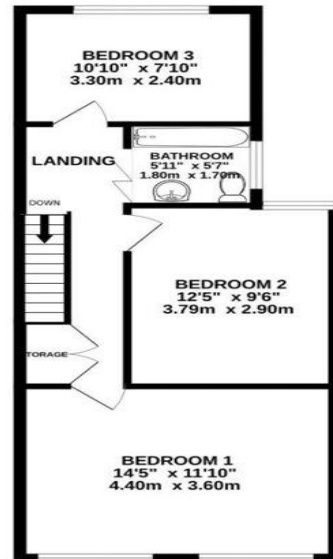
## Bathroom

5' 7" x 5' 11" (1.70m x 1.80m)

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	68		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Durban Road, Grimsby, Grimsby, Lincolnshire, DN32 8AY

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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