



2 bed semi-detached bungalow to buy in DN37

Keith Crescent, Laceby, Grimsby,
Lincolnshire, DN37 7HQ

£108,000 Starting Bid

🏠 x2 🚗 x1 🚗 x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Immediate "Exchange Of Contacts" Available
- ✓ Sold Via "Secure Sale"
- ✓ Semi-detached bungalow
- ✓ Popular village location
- ✓ EPC Rating D

Key Information

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

Description

****BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. - STARTING BID £108,000****

Jackson Green & Preston are delighted to offer to the market for sale this 2 bedroomed semi-detached bungalow in Keith Crescent in Laceby.

The property comprises Entrance Hall, Living Room, Kitchen with a good selection of fitted units with integrated appliances (oven & hob) 2 Bedrooms and smart Shower Room with an attractive suite.

The property benefits from gas fired central heating and UPVC double glazing.

The property is sold with a tenant in situ - currently let on an Assured Shorthold Tenancy Agreement to a longstanding Tenant at a passing rent of £480 per calendar month. We anticipate a market rent for this property to be in the region of £750 per calendar month.

The property stands on pleasant gardens and has a driveway leading to the garage.

GROUND FLOOR

Entrance Hall

With coving, storage cupboard, radiator, UPVC double glazed entrance door and side screen.

Living Room

4.4m x 3.37m

With coving, radiator and 2 UPVC double glazed window units.

Kitchen

3.36m 2.93m - With attractive wall and base units incorporating sink unit with drainer and mixer tap and having integrated electric oven, gas hob and plumbing for a washing machine. Gas fired central heating combination boiler. Radiator. UPVC double glazed window unit and UPVC double glazed entrance door.

Bedroom 1

4.3m x 3.16m

With laminate flooring, radiator and UPVC double glazed window unit.

Bedroom 2

3.52m x 3.15m

With coving, radiator and UPVC double glazed window unit.

Shower Room

Fitted with a smart suite comprising low flush w.c, hand basin and shower cubicle with glazed door and a shower. Heated towel rail and UPVC double glazed window unit.

Gardens

The property has gardens to the front and rear. The rear has been largely laid to timber decked patio area with partial artificial lawned area and pebbles. There is a driveway to the front providing off-road parking for several vehicles.

Outbuildings

There is a detached concrete garage.

Notes

This property is currently let to a longstanding Tenant on an Assured Shorthold Tenancy Agreement with a passing rent of £480 per calendar month. We anticipate a current market rent of value for this property is in the region of £750 per calendar month.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Council Tax Band B

This information was obtained on the 05/02/2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £108,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

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: Yes

Adaptations: Level Access Shower

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

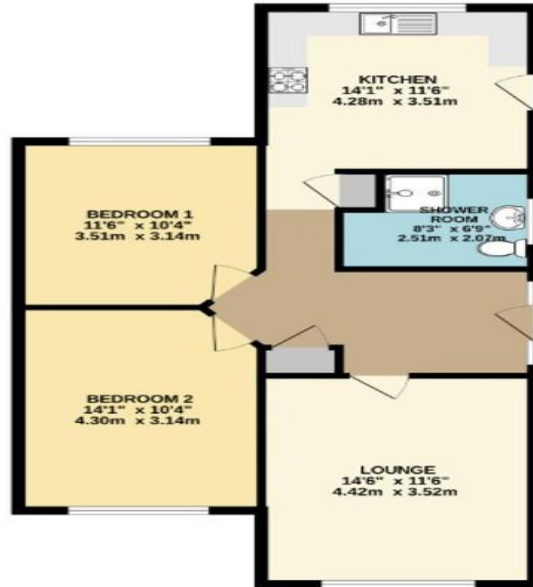
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, complete floor, dimensions, or areas, the plan is intended to provide a general guide only and is not intended to be used for any other purpose. The contents, systems and applications shown here are not intended to be used as a guide to any other system. The contents, systems and applications shown here are not intended to be used as a guide to any other system. The contents, systems and applications shown here are not intended to be used as a guide to any other system.
 Made with AutoCAD 2014

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Keith Crescent, Laceby, Grimsby, Lincolnshire, DN37 7HQ

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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