



3 bed house (unspecified) to buy in DN21

Rectory Avenue, Gainsborough,
Lincolnshire, DN21 2JE

£65,000 Starting Bid

🏠 x3 🪑 x1 🚗 x1

Tenure

Freehold

Allocated parking

Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ TERRACED
- ✓ KITCHEN/DINER
- ✓ POTENTIAL RENT £650 PCM
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

NO ONWARD CHAIN / TERRACED / THREE BEDROOMS / LOUNGE / KITCHEN/DINER / IDEAL INVESTMENT /

EPC rating: C. Tenure: Freehold,

LOUNGE

3.93m x 4.4m (12'11" x 14'5")

Fitted carpet, radiator, electric fire with surround, bay window to front aspect and a door to the kitchen.

KITCHEN

3.92m x 3.91m (12'10" x 12'10")

fitted kitchen comprising of wall and base units, stainless steel sink with drainer and mixer tap. Part tiled walls, radiator, space for white goods, laminate flooring, window to rear aspect and door to rear lobby.

REAR LOBBY

Tiled flooring, space for a washing machine and doors to the family bathroom and rear garden.

FAMILY BATHROOM

2.6m x 2.58m (8'6" x 8'6")

Fitted piece suite comprising of bath with overhead shower, hand wash basin, WC, part tiled walls, radiator, tiled flooring and window to side aspect.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.92m x 3.66m (12'10" x 12'0")

Fitted carpet, radiator and window to the front aspect.

BEDROOM TWO

2.43m x 4.04m (8'0" x 13'3")

Fitted carpet, radiator and window to the rear aspect.

BEDROOM THREE

2.6m x 2.49m (8'6" x 8'2")

Laminate flooring, radiator, airing cupboard and window to the rear aspect.

EXTERNAL

To the rear of the property is a low-maintenance garden with gravel and patio areas, enclosed by fencing and rear gated access

To the front of the property is a small buffer garden with a path leading to the front door.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: House (unspecified)

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (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 | |

Rectory Avenue, Gainsborough, Lincolnshire, DN21 2JE

Contact your local branch today for more information on this property:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
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