



## 4 bed semi-detached house to buy in DN37

Ludgate Close, Waltham, Grimsby, Lincolnshire, DN37 0LX

**£110,000** Starting Bid

🏠 x4 🚗 x1 🚻 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Sold Via "Secure Sale"
- ✓ Extended semi-detached house in popular Waltham village
- ✓ Originally a three-bedroom property, now arranged as four
- ✓ 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 - £120,000\*\*

5 Ludgate Close, Waltham, Grimsby is offered for sale by auction and represents an excellent opportunity to acquire a property with significant potential in one of the area's most sought-after villages.

Situated in a pleasant cul-de-sac position close to the centre of Waltham village, the property enjoys a popular residential setting with easy access to local amenities, shops, schools and transport links.

Originally constructed as a three-bedroom semi-detached house, the property has been enlarged by way of a two-storey side extension which now provides additional living accommodation and a fourth bedroom. However, the extension is currently affected by structural movement and is suffering from subsidence. The extension therefore requires structural repair works or potentially demolition and reconstruction, which is reflected in the competitive guide price.

The property offers considerable scope for builders, developers or buyers seeking a refurbishment project in this highly regarded village location. Purchasers should be aware that due to the structural issues affecting the extension, the property may not be suitable for mortgage lending and is therefore likely to appeal primarily to cash purchasers.

The accommodation briefly comprises an entrance hall, living room, dining room and kitchen, together with a rear lobby and ground floor W.C. To the first floor there are four bedrooms and a family bathroom.

Although the property benefits from UPVC double glazing and a gas central heating system, it has been little altered in recent years and would benefit from a wider programme of modernisation and improvement.

Overall, this is a rare opportunity to acquire a property with considerable potential in the highly desirable village of Waltham, offering scope to repair, reconfigure or redevelop the existing extension and create a substantial family home.

Ground Floor

## Entrance Porch

With uPVC double glazed entrance door and side screen. Tiled flooring.

## Entrance Hall

With stairs to first floor accommodation. uPVC double glazed entrance door.

## Living Room

4.44m x 3.66m

With coving and featuring a "Living Flame" effect fire set in marble effect hearth with inset and timber surround. Radiator and uPVC double glazed bay window.

## Dining Room

5.59m x 3.02m

Textured ceiling, radiator, uPVC double glazed window unit and uPVC double glazed French doors to garden. Reconstituted marble hearth with decorative plaster surround.

## Kitchen

3.41m x 2.87m

Partially tiled and fitted with a selection of wall and base units incorporating a selection of wall and base units incorporating a sink unit with drainer and mixer tap and having integrated electric oven, hob, extractor and integrated fridge. Plumbing for washing machine. Radiator, two uPVC double glazed window units and a gas fired central heating combination boiler.

## Rear Entrance Lobby

With uPVC double glazed entrance door.

## W.C.

Fitted with a low-flush w.c., pedestal basin and a uPVC double glazed window unit.

## First Floor

### Landing

### Bedroom 1

3.8m x 2.99m

With storage cupboard. Radiator and uPVC double glazed window unit.

### Bedroom 2

3.35m x 3.04m

With radiator and uPVC double glazed window unit.

Bedroom 3

4.26m x 3.09m

With radiator and two uPVC double glazed window units.

Bedroom 4

2.74m x 2.54m

With radiator and uPVC double glazed window unit.

Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal basin and low-flush w.c. Radiator and uPVC double glazed window unit.

Gardens

The property has gardens to the front, side and rear. The rear has been largely laid to lawn with paved patio area. To the front there is a driveway providing off-road parking leading to the detached garage.

Outbuildings

Detached garage.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block, Stone built

Roofing type: Concrete roof tiles

Known property issues: Subsidence

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

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
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