



## 3 bed semi-detached house to buy in DN34

St. Ives Crescent, Grimsby, Lincolnshire, DN34 5SL

**£68,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Mid-link property with three bedrooms in an established
- ✓ Tenant interested in continuing tenancy, ensuring ongoing rental income.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 £68,000\*\***

This mid-link property features three bedrooms and is situated in an established location. An excellent investment opportunity, the property is currently tenanted on an Assured Shorthold Tenancy agreement at £455 per calendar month. The tenant has expressed interest in continuing their tenancy, providing a stable income stream for investors. With uPVC double glazing and gas central heating, this property offers low maintenance and efficient living. There is potential for rental increase in the future, making it a lucrative investment choice. The property's convenient location provides easy access to local amenities, schools, and transport links, enhancing its appeal to both tenants and prospective buyers. Don't miss out on this fantastic investment opportunity – contact us today to arrange a viewing.

Ground Floor

Entrance Hall

With uPVC double glazed entrance door. Stairs to first floor accommodation. Radiator.

W.C.

Partially tiled and fitted with a low-flush w.c. and uPVC double glazed window unit.

Living Room

3.78m x 3.24m

With reconstituted marble hearth with plaster surround. Radiator and uPVC double glazed window unit. Opening to dining room.

Dining Room

3.18m x 2.77m

With radiator and uPVC double glazed window unit.

Kitchen

3.18m x 2.54m

Partially tiled and fitted with a selection of wall and base units incorporating a sink unit with drainer and mixer tap and having integrated electric oven, gas hob and extractor canopy Plumbing for washing machine. uPVC double glazed entrance door and side screen.

First Floor

Landing

Bedroom 1

4m x 3.23m

With radiator and uPVC double glazed window unit.

Bedroom 2

3.89m x 2.61m

With radiator and uPVC double glazed window unit.

Bedroom 3

3.46m x 2.98m

With radiator and uPVC double glazed window unit.

Bathroom

Fitted with a two piece suite comprising panelled bath (bath with shower over). Radiator and uPVC double glazed window unit. Gas fired central heating combination boiler.

Gardens

The property has gardens to the front and rear.

NOTE

This property is currently let on an Assured Shorthold Tenancy Agreement with a passing rent of £450 per calendar month with the tenant looking to remain in occupation. This property is not managed by Jackson, Green and Preston Estate Agents.

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 A

This information was obtained on the 27th August 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: A

Tenure: Freehold

Price: Starting Bid £68,000

Property Type: Semi-detached house

Parking: On Street

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: No

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</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	

St. Ives Crescent, Grimsby, Lincolnshire, DN34 5SL

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

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,  
enquiries@jacksongreenpreston.co.uk, <https://www.jacksongreenpreston.co.uk/>**

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