



# CROFTS ESTATE AGENTS

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## Spring Bank

Grimsby  
DN34 4DB

Auction Guide Price £55,000

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### Property Introduction

**\*\* AUCTION CONDITIONS APPLY \*\***Offered for sale with NO FORWARD CHAIN, this end-terrace house is located on Spring Bank, Grimsby and presents an excellent opportunity for buyers or investors seeking a refurbishment project with strong potential. The accommodation is arranged over two floors and, to the ground floor, comprises a lounge to the front of the property, providing a comfortable living space, along with a kitchen-diner to the rear offering ample room for dining furniture. A ground floor WC adds everyday practicality and convenience. To the first floor are three bedrooms, making the property well suited to families or those requiring home working space, together with a family bathroom. Externally, the property benefits from low maintenance gardens to both the front and rear, ideal for those seeking manageable outdoor space or easy upkeep. Conveniently positioned for access to local amenities, schools and transport links, this property represents a great opportunity to modernise and personalise a home to individual taste, or to create an attractive addition to a rental portfolio.

### AUCTION NOTES

\* Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which

you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. \*\*

### Entrance

Entering the property reveals the stairs and door to the lounge.

### Lounge

12' 11" x 12' 3" (3.93m x 3.73m max)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor.

### Kitchen/Diner

15' 1" x 10' 0" (4.59m x 3.06m)

The kitchen-diner has a window and door to the rear elevation, a radiator and fitted unit with sink and drainer, plumbing for a washing machine and a large built in cupboard.

### WC

4' 7" x 2' 10" (1.39m x 0.86m)

The WC has an opaque window to the rear elevation, a WC and basin.

### Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

Bedroom one has a window to the front elevation, a radiator and built in storage.

### Bedroom Two

10' 1" x 9' 7" (3.07m x 2.91m)

Bedroom two has a window to the rear elevation and a radiator.

### Bedroom Three

8' 6" x 5' 5" (2.59m x 1.66m)

Bedroom three has a window to the front elevation.

### Bathroom

5' 8" x 5' 2" (1.73m x 1.57m)

The bathroom has an opaque window to the rear elevation, a radiator, basin and a bath.

### Outside

With garden spaces to the front and rear. The rear garden has a gate into the side passage.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

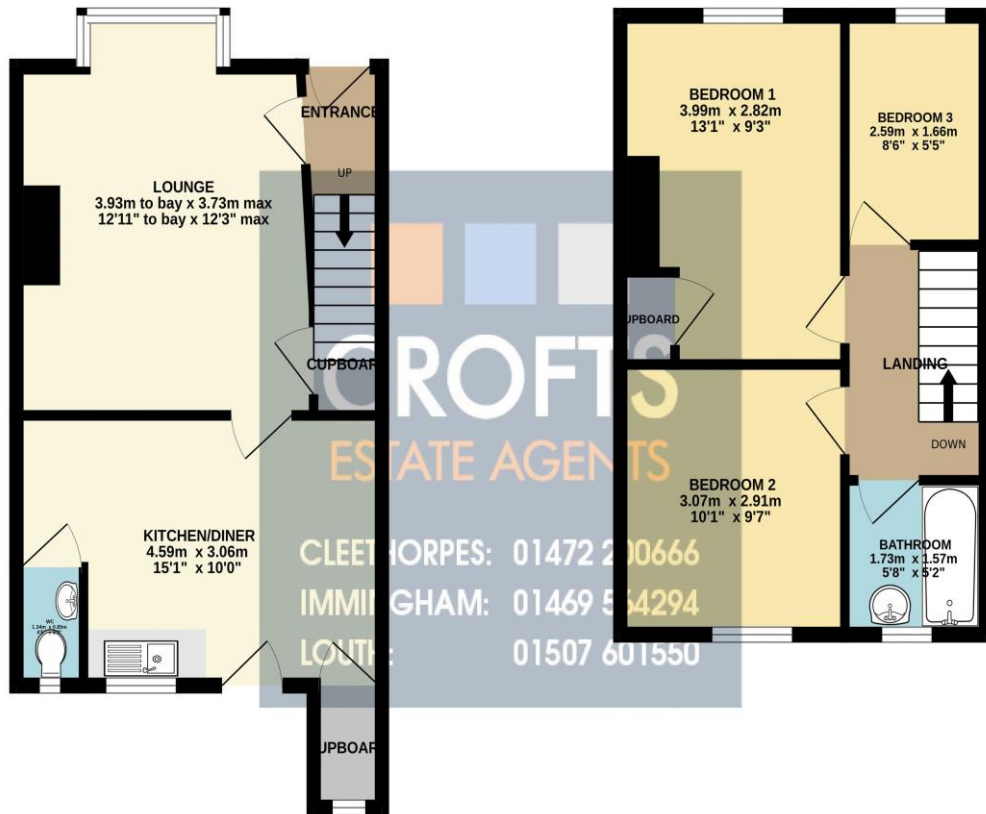
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
33.8 sq.m. (364 sq.ft.) approx.

1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 sq.ft.) 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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