

Tenure:

Freehold - All interested parties are advised to make their own enquiries.

To View:

Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.
Or call into one of our offices at:
19 West St. Mary's Gate, Grimsby, DN31 1LE
48a St. Peter's Avenue, Cleethorpes, DN35 8HP

Sources Of Useful Information:

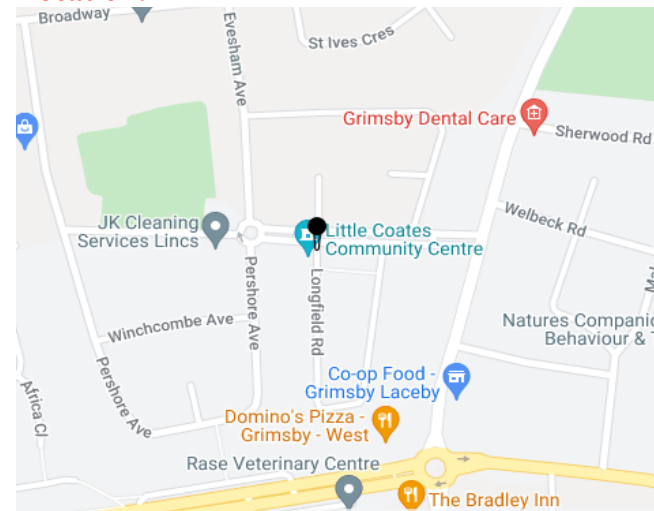
Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

- www.environmentagency.gov.uk
- www.hpa.org.uk
- www.nelincs.gov.uk
- www.northlincs.gov.uk
- www.e-lindsey.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/council-tax-bands

Energy Performance Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location:



Floor Plans:

Any floor plan provided is for guidance purposes only. It is not to scale and should not be taken as accurately reflecting all the property's features. Measurements are approximate and should not be relied upon.

Ground Floor:



First Floor:



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk

JACKSON GREEN & PRESTON

ESTABLISHED 1920

**1 LONGFIELD ROAD
GRIMSBY
DN34 5SB**



- INVESTMENT OPPORTUNITY - SOLD WITH TENANT IN-SITU
- CURRENT RENT IS £115 PER WEEK / £5,980 PER ANNUM
- LONG STANDING TENANT WHO WISHES TO REMAIN IN OCCUPATION
- END OF TERRACE HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARDENS

£90,000

IMPORTANT NOTICE TO BE READ IN CONJUNCTION WITH SALE PARTICULARS

We have taken care to ensure the accuracy of the information contained in these particulars, but we specifically deny liability for any mistakes or errors and strongly advise that all interested parties should satisfy themselves by inspection or otherwise, as to the accuracy of all statements made, prior to entering into any commitment to purchase. In particular, all information provided in respect of Tenure, Council Tax, Rateable Values etc. has been given in good faith, and whilst believed to be correct, may be subject to amendment.

We have not carried out any form of survey, and any reference to the condition, use or appearance of the property is made for your guidance only, and no warranties are given or implied by this information. It is not our policy to check the position with regards to any planning permission or building regulation matters. As such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained.

Measurements provided are approximate only and any plan contained is for identification purpose only. We have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot verify that they are in working order or fit for their intended purpose.

These details do not form any part of any Contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

1 LONGFIELD ROAD, GRIMSBY

This is an excellent investment opportunity to purchase an end of terrace bay windowed house in this established residential position lying just off St. Michaels Road, conveniently close to the Bradley Cross Roads shopping facilities and amenities.

The property is being sold with the current tenant to remain in occupation. Currently paying £115 per week (this equates to £5,980 per annum). Based on the asking price this is a yield of 6.6%.

Benefitting from uPVC double glazing and a gas central heating system it briefly comprises entrance porch, living room, kitchen-diner room, lobby with cloakroom and lean to conservatory. On the first floor are three bedrooms and the bathroom.

Benefitting from front and rear gardens this is a great addition to a property portfolio.

Ground Floor

Entrance Porch

With uPVC double glazed entrance door and side light.

Living Room

16' (4.87) x 11'6" (3.51) extending to 13'3" (4.05) into bay. Having a uPVC double glazed bay window to the front elevation. Two radiators. Ceiling coving, dado rail and uPVC double glazed door. Decorative fireplace with classical surround.



Kitchen-Dining Room

12'4" x 11'4" (3.76m x 3.45m). Fitted with a range of wall and base units incorporating a stainless steel sink and drainer unit. Tiling to splash back. Radiator. uPVC double glazed window and door.



Inner Lobby

Leading to the ground floor cloakroom.

Cloakroom

Fitted with w.c. Radiator and a uPVC double glazed window.

Lean To Conservatory

16'2" x 4'1" (4.93m x 1.24m).

This is a useful addition constructed in uPVC double glazed windows with doors leading to the garden. Radiator.



First Floor

Landing

With radiator. Loft access hatch. Dado rail.

Bedroom 1

11'7" x 9'11" (3.53m x 3.02m).

Having a radiator and a uPVC double glazed window. Dado rail.



Bedroom 2

11'5" x 9'11" (3.48m x 3.02m).

Having a radiator and a uPVC double glazed window. A built in cupboard with louvered doors having a 'Glow-worm' central heating boiler. Dado rail.



Bedroom 3

8'5" x 5'9" (2.57m x 1.75m).

Having a radiator and a uPVC double glazed window.

Bathroom

5'9" x 5'8" (1.75m x 1.73m).

Fitted with suite comprising bath with "Mira" electric shower over, wash hand basin and w.c. uPVC double glazed window. Tiling to splash back.



Gardens

There is a front garden and a rear garden which is partially laid to lawn and has a patioed area.



Council Tax Band A

This information was obtained on the 10th March 2022 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 www.gov.uk/council-tax-bands

Property Management

Are you a Landlord tired of dealing with your tenants?...Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksongreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksongreenpreston.co.uk/info_landlords.php

Property To Sell

Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120). One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

Surveys

Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors. To discuss your survey needs, please contact our Survey Department on 01472 311120.