



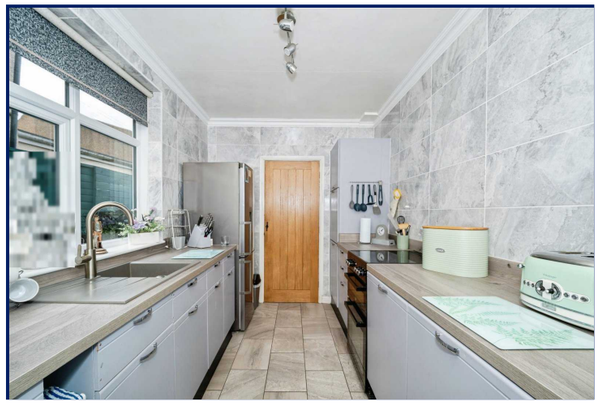












Earl Street, Grimsby, Lincolnshire,
DN31

Guide Price: £75,000
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: A
EPC Rating: C

An immaculate two-bedroom terraced house for sale in Grimsby, featuring a spacious open-plan living/dining room, modern kitchen, low-maintenance garden, EPC rating C and Council Tax Band A, offering no forward chain and strong rental potential of around £650 pcm (approx. 8.2% gross yield) close to local amenities and transport links.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

FOR SALE VIA MODERN AUCTION
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

Location
Situated in a convenient and well-established residential area of Grimsby, Earl Street is ideally positioned within easy reach of a wide range of local amenities, including shops, schools, supermarkets and everyday services. The property benefits from excellent transport links, with Grimsby Town Centre and Grimsby Town Railway Station just a short distance away, providing access to further retail, leisure and commuting options.

The area is also well placed for access to the A180, making it suitable for those travelling to surrounding areas, including Cleethorpes and the wider North East Lincolnshire region. With nearby parks, local facilities and good connectivity, Earl Street offers a practical location for both families and professionals alike.

Main Accommodation

Entrance Porch

Living Room
29'1" x 12'6" (8.86m x 3.8m)

Kitchen
12'11" x 7'5" (3.94m x 2.26m)

Sun Room
7'5" x 5'5" (2.26m x 1.65m)

First Floor Landing

Bedroom 1
13'3" x 12'6" (4.04m x 3.8m)

Bedroom 2
14' x 9'6" (4.27m x 2.9m)



For full EPC please contact the branch.

Bathroom
12'8" x 7'6" (3.86m x 2.29m)

Garden

The Reeds Rains branch is operated by National Home Move Limited which is independently owned and operated under a licence from Reeds Rains Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk