

Pygott & Crone

45 Welland Avenue

Grimsby, Lincolnshire, DN34 5JP

Guide Price

£100,000

3 Bedroom End Of Terrace House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- End Of Terrace
- 3 Bedrooms
- Well Presented Throughout
- Off Road Parking
- Grimsby Location
- Sun Room
- Downstairs W/C
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 45 Welland Avenue, Grimsby, Lincolnshire, DN34 5JP





Overview

For Sale By Modern Method of Auction - T & Cs Apply

Offered for sale with No Forward Chain! Pygott & Crone are delighted to bring to the market this modern 3 Bedroom End Terrace property located in Grimsby. The property is well presented throughout and close to local amenities, bus routes and just a 10 minute drive into Grimsby Town Centre. The rear garden is a generous size and perfect for relaxation with the added benefit of a pergola for outdoor entertainment. To the front is a low maintenance garden with off road parking.

Internal accommodation briefly comprises: Open plan Lounge/Kitchen/Diner, W/C, Utility and Conservatory. Upstairs are 3 Bedrooms and Shower Room. This well presented 3 Bedroom home is an ideal investment, first time buy or family home.

Agents Note- The property also has the benefit of solar panels and are owned outright.









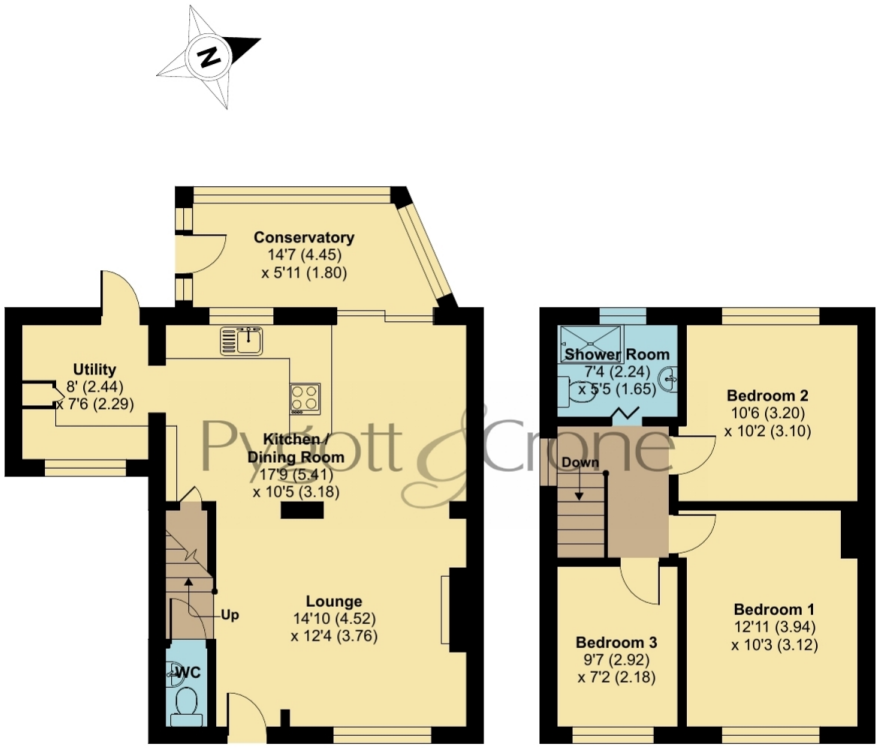




Welland Avenue, Grimsby, DN34

Approximate Area = 1015 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 4.52 x 3.76m





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









Houses. Homes. Harmony.

Pygott & Crone

45 Welland Avenue, Grimsby
is on the market with our Grimsby branch

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22 South St Mary's Gate, Grimsby DN31 1LQ

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