



1 Hawthorne Road
Humberston, Grimsby, Lincolnshire, DN36 4ZA

Guide Price
£140,000

2 Bedroom Semi-Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 2 Bedroom Semi Detached Bungalow
- Over 55's Complex
- Humberston Avenue- Carrington Gardens
- Low Maintenance Living
- No Onward Chain
- Immaculate Throughout
- EPC Rating - B, Council Tax Band - C

Click here to access the Energy Performance Certificate for 1 Hawthorne Road, Humberston, Grimsby, Lincolnshire, DN36 4ZA



Overview

Modern Method Of Auction - T & C's Apply - Offered for sale with No Forward Chain! Pygott & Crone are excited to market this superb semi-detached bungalow situated within the highly regarded over 55's Carrington Gardens development located on the highly sought after Humberston Avenue.

The Living accommodation comprises: Entrance Hallway, Lounge, Two Double Bedrooms, modern Fitted Kitchen and large Shower Room. There is a courtyard patio to the rear for al fresco dining and the property benefits from full uPVC double glazing and gas central heating. The property is found on the corner plot of Hawthorne Road and there are parking bays on a first come first serve basis.

The Carrington Gardens development is specifically designed for Independent Retirement living for the over 55's and includes access to "Carrington Lodge" which is for exclusive communal use for any residents on site and provides a host of functions and lifestyle benefits. We are advised that the property tenure is Freehold and the property is subject to a monthly service charge of £177.76 which includes ground maintenance of communal areas and window cleaning of the property. For further information please contact the Grimsby Office.

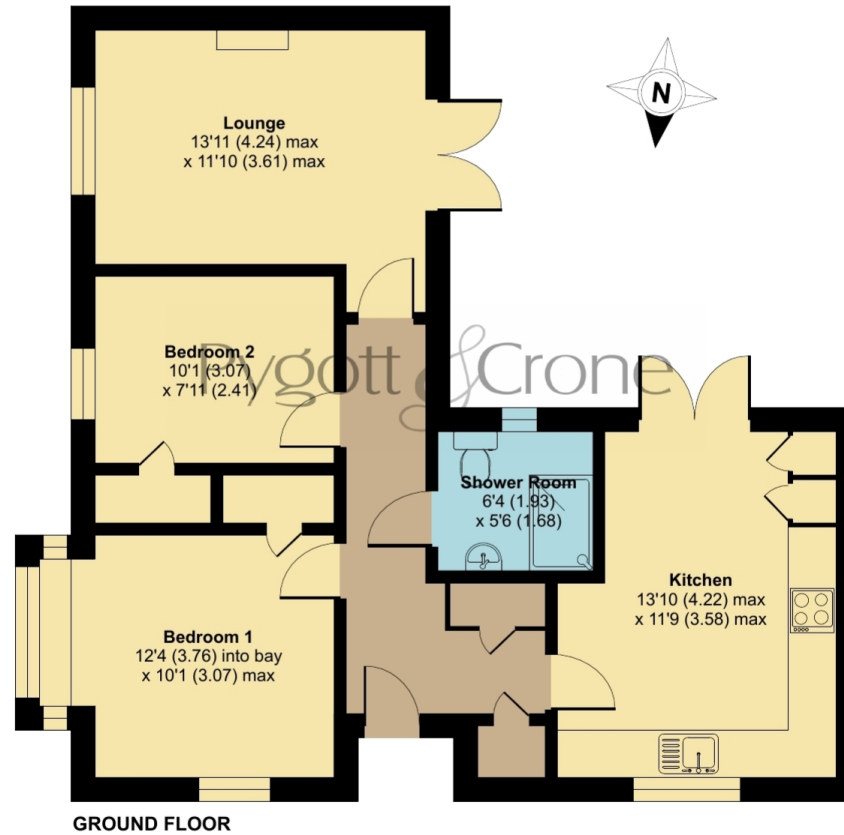




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Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1293480



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.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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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.

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1 Hawthorne Road, Humberston
is on the market with our Grimsby branch

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

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