



27 Westfield Road
Waltham, Grimsby, Lincolnshire, DN37 0DU

Guide Price
£120,000

3 Bedroom Semi-Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Dormer Bungalow
- 3 Bedrooms
- No Onward Chain
- Waltham Location
- Driveway & Garage
- Spacious Rear Garden
- EPC Rating - D, Council Tax Band - B



Overview

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

Three Bedroom Dormer Bungalow – Sought-After Location in Waltham.

Offered for sale with No Onward Chain! Located in the highly desirable area of Waltham, this three bedroom dormer bungalow offers a fantastic opportunity for buyers looking to create their ideal home. The property features a spacious layout, including a driveway and garage providing convenient off-road parking with a generous rear garden ideal for outdoor living. While some modernisation is required, it presents the perfect blank canvas for someone to put their own stamp on.

Internal Accommodation briefly comprises: Entrance Hall, Dining Room, Lounge, Kitchen, Bathroom and Bedroom three downstairs. To the first floor there are two further Bedrooms.

A rare find in such a sought-after location, this bungalow is just a short walk from local shops, amenities, and well-regarded schools. Early viewing is highly recommended to appreciate the full potential on offer.

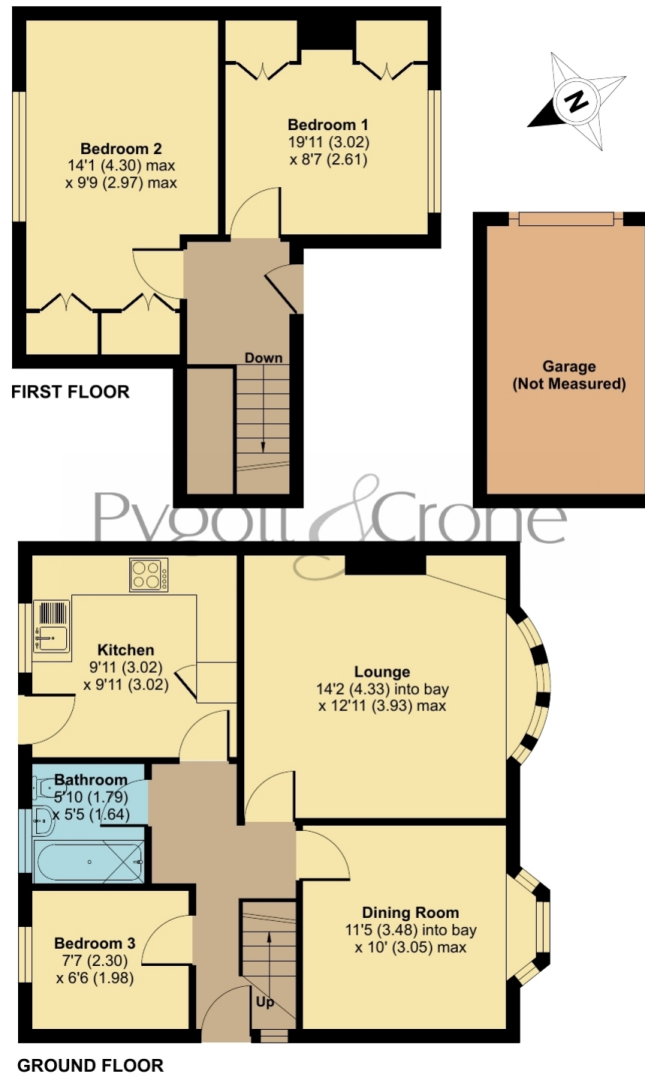




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Approximate Area = 865 sq ft / 80.3 sq m (excludes garage)

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.
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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.

Entrance Hall

Location



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



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is on the market with our Grimsby branch

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