



40 Queen Elizabeth Road
Humberston, Grimsby, Lincolnshire, DN36 4DE

Guide Price
£180,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction- T & C's Apply
- Reservation Fee Payable
- Detached Bungalow
- 2 Bedrooms
- Sought After Humberston Location
- No Forward Chain
- Driveway & Garage
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 40 Queen Elizabeth Road, Humberston, Grimsby, Lincolnshire, DN36 4DE](#)



Overview

Modern Method of Auction - T & Cs Apply

Situated in the highly sought-after village of Humberston, this well presented two bedroom detached bungalow is offered for sale with no forward chain, making it an ideal purchase for those looking to downsize or enjoy retirement living.

The property offers well maintained accommodation throughout, comprising of: Entrance Hallway, Lounge, 2 Bedrooms, Bathroom and Kitchen. Externally, the property benefits from a driveway providing off-road parking, together with a garage and a private enclosed rear garden.

Conveniently located close to local amenities and transport links, this attractive bungalow presents an excellent opportunity for buyers seeking single-storey living in a desirable residential area.

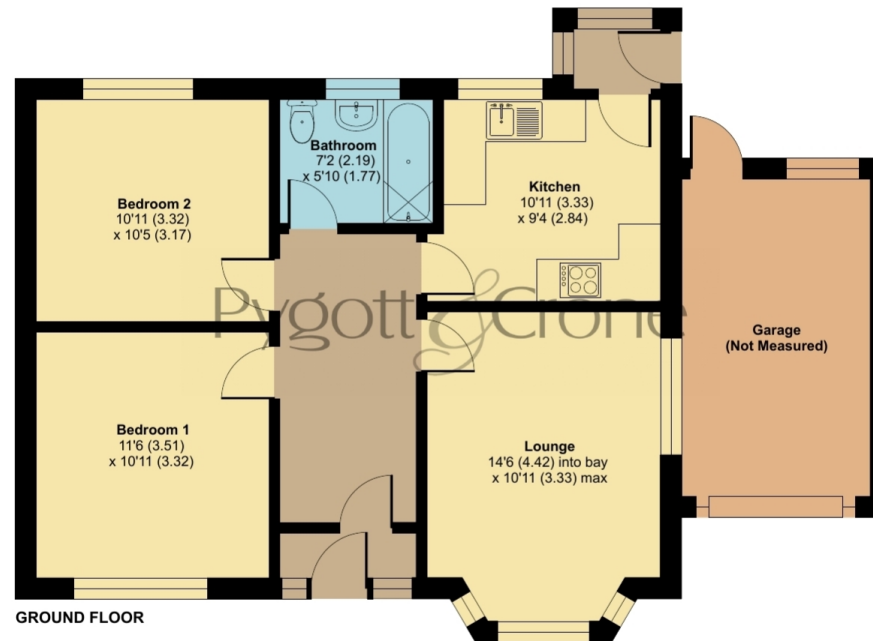




Queen Elizabeth Road, Humberston, Grimsby, DN36

Approximate Area = 681 sq ft / 63.2 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1459167



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 Porch

Location



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



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