



NALC
Auctions



100 Elsenham Road, Grimsby, DN31 2QT

Auction Guide £50,000

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Auction Guide Price £50,000

3 bedroom , 1 bathroom and 1 reception room.

Elsenham Road in Grimsby is in the Yorkshire and The Humber region of England. Ideally located - close to city centre, bus stop primary schools. Ideal opportunity for a first time buyer or for an investment alike. This property can achieve an rental income of circa £500 pcm.

please feel free to contact our sales and enquires team on 01636 558200 or Email us at info@nalcgroup.co.uk

Contracts are to be exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price. In addition the buyer will be obliged to pay the buyers premium as agreed with the auctioneer at the time of exchange.

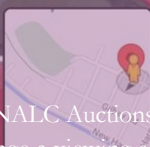
When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti Money Laundering regulation act of 2017.

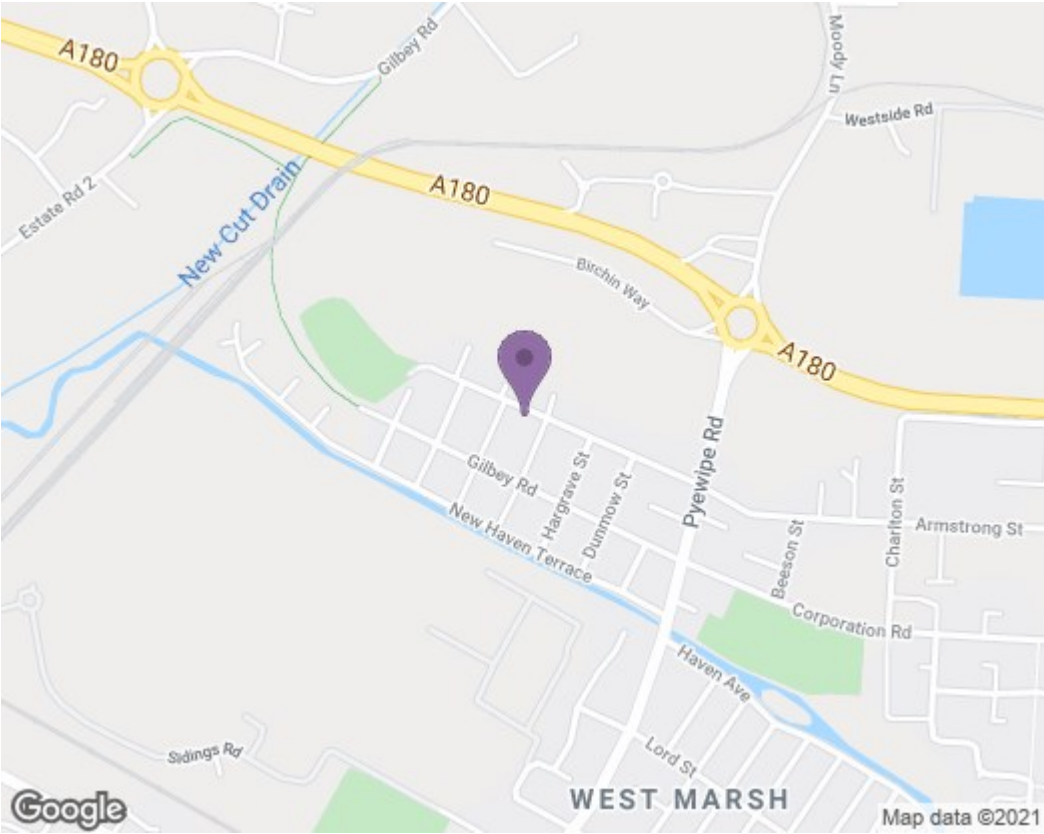
Viewing

Please contact our NALC Auctions Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.

- 3 bed mid-terraced property
- Easy access to the A180
- Close to Primary School
- Local amenities at proximity
- Ideal investment property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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