



### 3 bed terraced house to buy in

Bridge Gardens, Grimsby, Lincolnshire,  
DN31 2RZ

**£32,000** Starting Bid

 x 3  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Sold Via "Secure Sale"
- ✓ Full refurbishment project
- ✓ Three-bedroom mid-terrace
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

**\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. - STARTING BID £32,000\*\***

This mid-terraced property, situated in a pleasant cul-de-sac position within Bridge Gardens, presents an excellent opportunity for investors and developers seeking a full refurbishment project.

Offered for sale by auction, the property has been little altered in recent years and now requires a comprehensive scheme of modernisation and reconfiguration. Notably, there is currently no bathroom within the property, and purchasers will need to redesign the internal layout to accommodate modern living requirements.

The existing accommodation briefly comprises a living room, sitting room, and kitchen and outside WC to the ground floor, with three bedrooms to the first floor. A small adjoining space off the principal bedroom offers clear potential to be converted into an en-suite, subject to the necessary works.

Importantly, the property benefits from a recently installed new roof, providing a solid starting point for redevelopment.

Externally, the property enjoys a quiet cul-de-sac setting, offering a more tucked-away position whilst still being conveniently located for local amenities and transport links.

An ideal project for those looking to add value, this property offers significant potential to be transformed into a well-proportioned family home or investment opportunity.

Ground Floor

Living Room

4.7m x 3.43m

With coving, stairs to first floor accommodation. Electric fire, uPVC double glazed entrance door and uPVC double glazed window unit.

#### Sitting Room

4.38m x 3.34m

#### Kitchen Area

1.83m x 1.72m

With base units and gas point for cooker.

#### First Floor

##### Landing

##### Bedroom 1

3.56m x 3.5m

##### Bedroom 2

3.36m x 2.43m

##### Bedroom 3

2.67m x 1.8m

#### Gardens

The property has gardens to the front and rear.

#### Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

#### Council Tax Band A

This information was obtained on the 31st March 2026 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

#### Council Tax Band: A

#### Tenure: Freehold

Price: Starting Bid £32,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

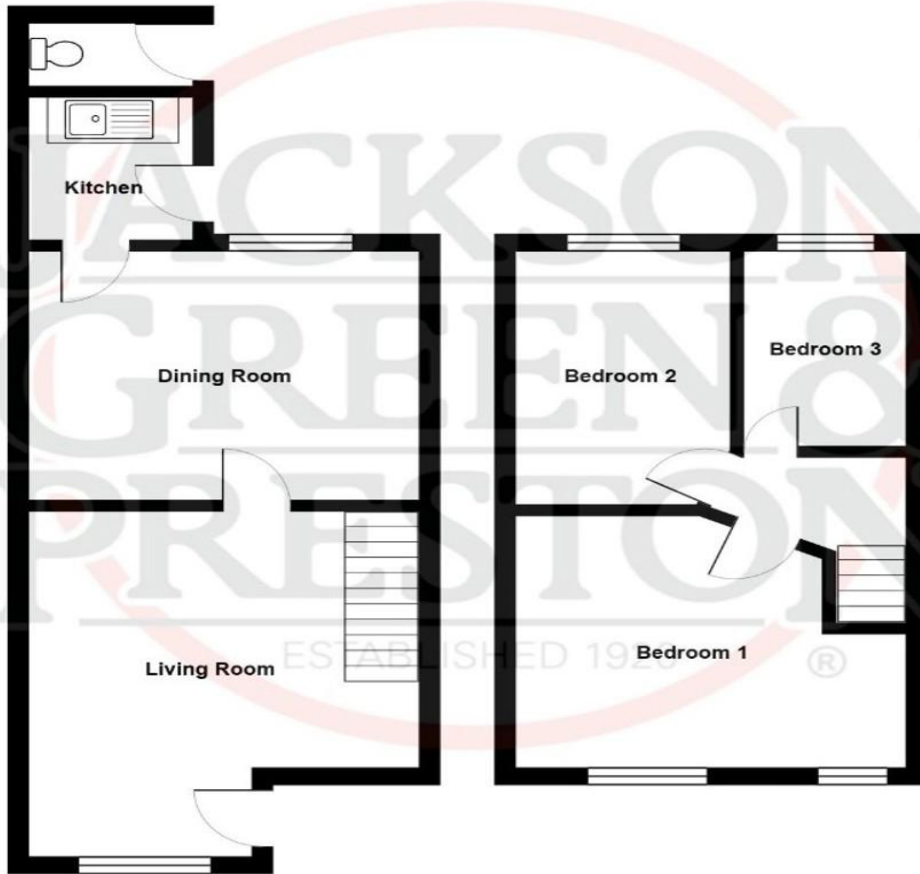
Heating: No Heating

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Broadband: None



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		21	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Bridge Gardens, Grimsby, Lincolnshire, DN31 2RZ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

