



LAMBERT ROAD

Grimsby

£62,500

le+ sand

...property sales

*****INVESTMENT OPPORTUNITY***** Letsand...Property Sales are delighted to offer for sale this spacious 2 bedroom ground floor flat which is located in this popular location, only a short walk from Peoples Park and Grimsby Town Centre. The property is currently let out at £420 per calendar month with the current tenants wishing to stay on if any potential purchaser wishes them to do so. The flat would benefit from a scheme of modernisation and the gas centrally heated and part uPVC double glazed accommodation briefly comprises; Entrance Hall, bay fronted Lounge, 2 double Bedrooms, Kitchen and Bathroom. The property is sold with the Freehold which includes the first floor flat and generates £10 per annum. The buildings insurance is split 50/50 with first floor flat.

Entrance Hall

With radiator

Lounge - 15'2 x 11'8

With uPVC double glazed walk in bay window to front elevation.

Kitchen - 12' x 10'5

With range of fitted units, plumbing for washing machine, wall mounted boiler, stainless steel sink unit, gas cooker point, range of fitted units, tiled floor and door to rear.





Bedroom 1 - 13'8 x 10'5

With laminate floor, radiator and uPVC double glazed window to rear.

Bedroom 2 - 12'2 x 11'8

With double radiator.



Bathroom - 7'1 x 5'11

With radiator, tiled floor and walls, pedestal wash basin, panelled bath and WC. There is also a uPVC double glazed window to side and extractor fan.

Tenure

Freehold





SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose. DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.