



**Cleethorpe Road
Grimsby, DN31 3BL**

Offers in Excess of £30,000

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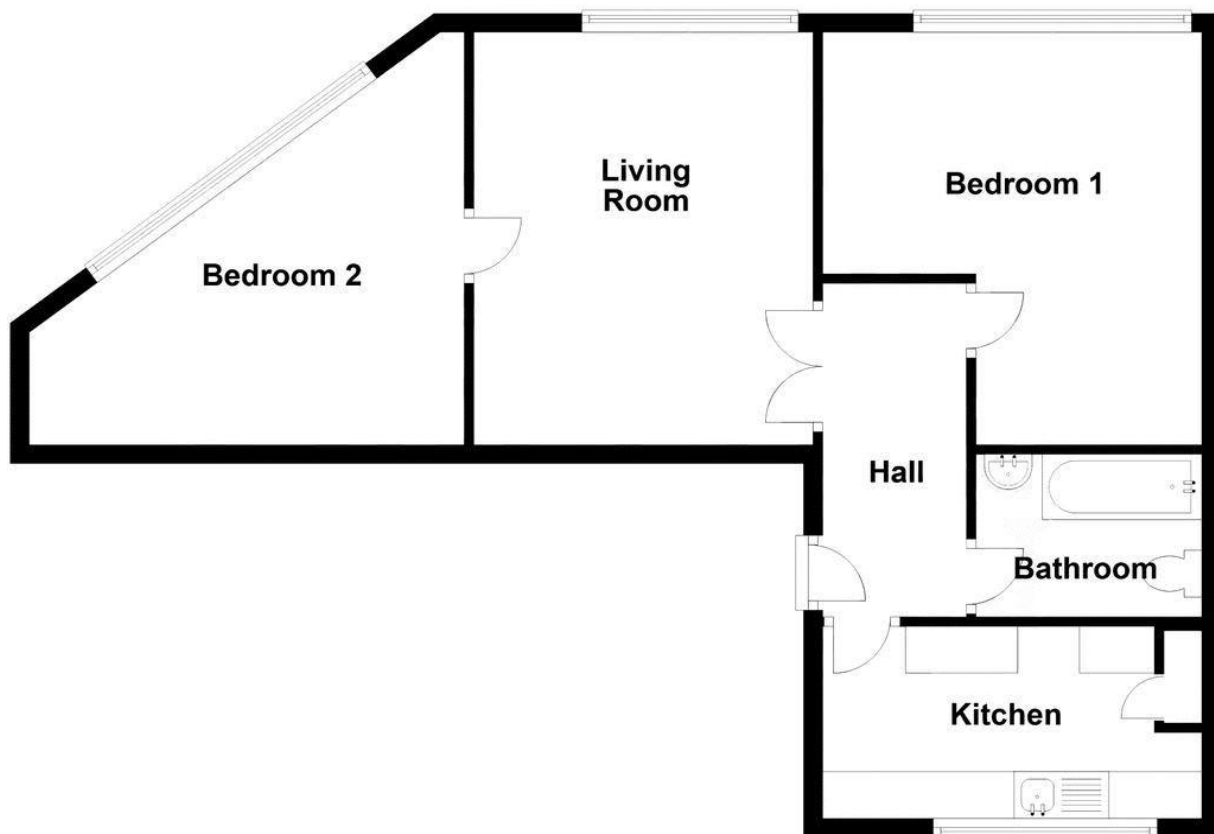
MAIN FEATURES:

- **Spacious Top Floor Flat Benefitting from No Onward Chain**
- **Fitted Kitchen/Breakfast Room**
- **Good Size Lounge/Diner**
- **Double Bedroom & Family Bathroom**
- **CASH BUYERS ONLY**
- **Gas Central Heating & Double Glazed Throughout**

A fantastic opportunity for cash buyers only to purchase this spacious top-floor flat situated within Humber House, ideally located on Cleethorpe Road. The property benefits from no onward chain, making it an ideal option for investors or first-time buyers looking for a smooth, hassle-free purchase. The accommodation briefly comprises a good-sized lounge/diner, a fitted kitchen/breakfast room, a generous double bedroom, and a family bathroom. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Humber House enjoys a convenient location close to the thriving centre of Grimsby, offering a wide range of shops, cafés, and local amenities. Excellent transport links are on the doorstep, with easy access to the A180, bus routes, and Grimsby Town railway station. The popular Cleethorpes seafront is just a short drive away, perfect for enjoying leisure activities, dining, and coastal walks. With its generous proportions, great location, and no onward chain, this property presents superb value and investment potential.

Ground Floor



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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