



241 Convamore Road, Grimsby, DN32 9HU
Offers In The Region Of £75,000

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Property Overview

Property Layout & Features

Entrance Porch

A handy enclosed porch leads into the main living space.

Lounge / Diner – 7.86m x 4.01m (25'9" x 13'2")

A bright room with laminate flooring, a window offering a front aspect, and a wall-mounted radiator. wooden banister stairway to second floor.

Kitchen – 4.26m x 2.29m (14'0" x 7'6")

Fitted with wood-effect wall units and black effect worktops, 4-ring gas hob, oven, grey vinyl flooring, and a side-aspect window. Leads into the lobby.

Lobby

The lobby provides access to the rear garden, bathroom.

Bathroom –

A fully tiled, practical family bathroom with rear-aspect window, panel bath with electric overhead shower, low-level WC, hand basin, and wall-mounted radiator.

First Floor

Bedroom 1 – 4.01m x 3.85m (14'2" x 12'8")

Spacious main bedroom with carpet flooring, front-aspect window, and wall-mounted radiator.

Bedroom 2 – 4.01m x 2.14m (13'2" x 7'0")

A comfortable second bedroom overlooking the rear garden.

Bedroom 3 – 4.26m x 2.42m (14'0" x 7'11")

Ideal as a child's room, study, or guest room, with rear-aspect window.

Rear Garden

A generous private garden with decking area and lawn to the

rear—presenting excellent potential to create a lovely outdoor space.

Area Information

he postcode district DN32 is located in Grimsby, within the local authority area of North East Lincolnshire, England. It primarily covers the area known as Old Clew.

Key information about the DN32 area:

Post Town: Grimsby.

Coverage: The district covers Old Clew and surrounding smaller areas within Grimsby.

Local Authority: North East Lincolnshire.

Region: Yorkshire and The Humber.

Streets within the DN32 postcode district include Portland Avenue, Legsby Avenue, Weelsby Avenue, and Welholme Avenue. The area is mainly residential, with proximity to local amenities in Grimsby town centre (covered by DN31) and Cleethorpes (covered by DN35).

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset,

along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they

may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

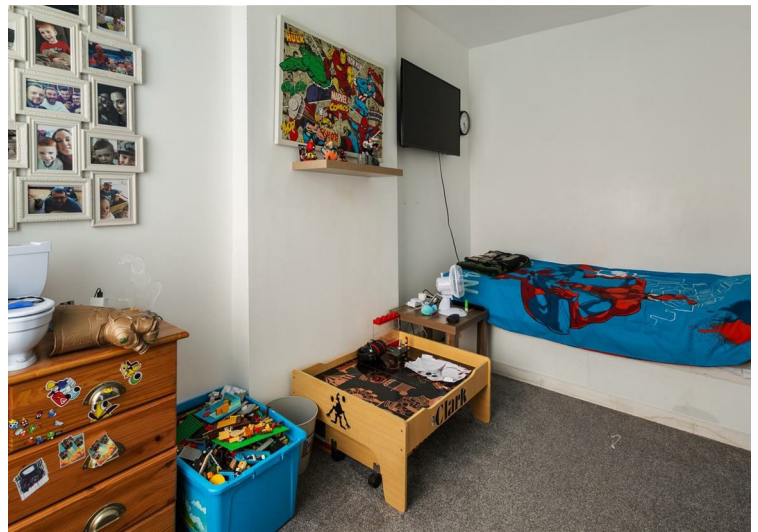
Freehold

POSSESSION


Tenant occupied

VIEWING

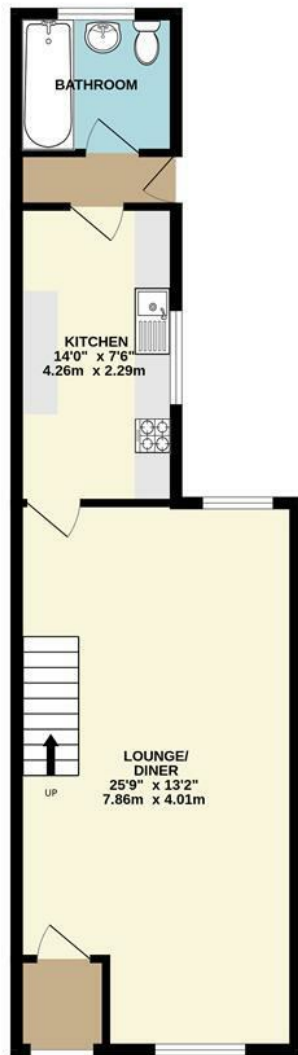
Viewing strictly by appointment through Genie Homes



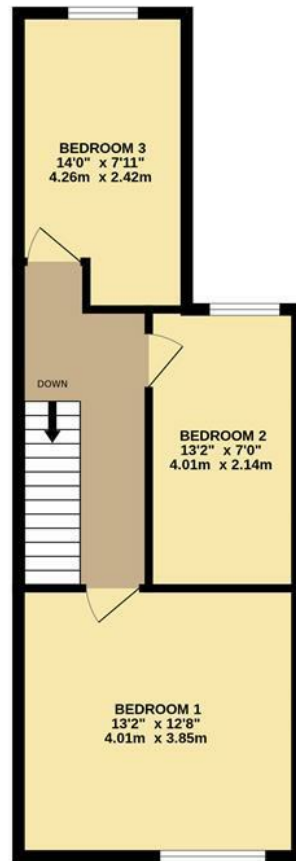


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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