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Haven Avenue, Grimsby



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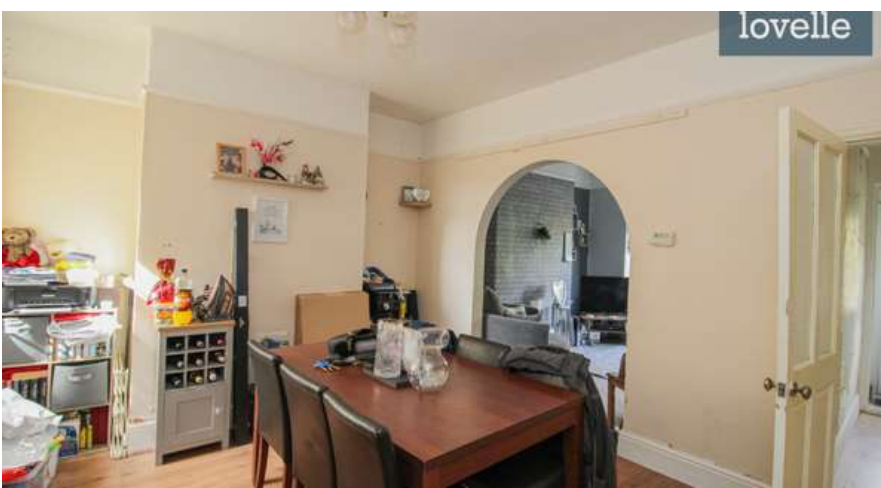
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When it comes to  
property it must be

  
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£75,000



This charming terraced property in the heart of town offers three bedrooms, two reception rooms, a modern kitchen, and stunning river views, making it the perfect opportunity to create your dream home.

### Key Features

- Three bedrooms, two generous doubles
- Two reception rooms with unique charm
- Front and rear gardens for outdoor space
- Modern kitchen, bathroom
- Gas central heating and uPVC double glazing
- River views from property
- EPC rating D
- Tenure: Freehold



Hello there! We are thrilled to present to you this lovely terraced property, available for purchase and ready for you to put your own personal stamp on it. Though in need of a bit of modernising, this property, nestled in the heart of town, holds so much potential to become the home of your dreams.

This charming home boasts three bedrooms, two of which are generous doubles and the third a cosy single, perfect for a child's bedroom or even a study. Also, the house features a bathroom complete with a bath, wc, and wash hand basin.

There's no shortage of space to entertain and relax with two reception rooms, both exuding their own unique charm. The first reception room showcases a beautiful bay window, allowing light to stream in and fill the room. It is tastefully decorated and ready to welcome you and your guests. The second reception room, ideally suited for a dining room, will indeed make your family gatherings and dinners more special.

The property also comes with a modern kitchen, ready to inspire your inner chef. And with a uPVC double glazing and gas central heating, this home ensures a warm and cosy environment all year round.

The property has front and rear gardens, offering you the perfect outdoor space to enjoy sunny days and create beautiful memories. The property also benefits from being sold with no onward chain, making the buying process even smoother for you.

One of the standout features of this property is its location. Not only does it have excellent public transport links and local amenities nearby, but it also offers stunning river views. Imagine waking up to those every morning!

In conclusion, this property is a fantastic opportunity for someone looking to create their dream home in a fantastic location. Don't miss out on this one!

## Measurements

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Lounge 3.79m X 3.25m  
Dining Room 4.26m X 3.35m  
Kitchen 2.68m X 3.26m  
Bathroom 1.76m X 2.71m  
Bedroom 3 2.70m X 3.12m  
Bedroom 2 3.23m X 3.48m  
Bedroom 1 3.37m X 4.30m

## Disclaimer

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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01472 251918  
grimsby@lovelle.co.uk

