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James Street , Grimsby



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property it must be

  
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£65,000



This well-maintained terraced house, ideal for families, first-time buyers, and BTL investors, features three bedrooms, two spacious reception rooms, a fully fitted kitchen, a bathroom, a ground floor cloakroom, uPVC double glazing, gas central heating, a low maintenance garden, and is conveniently located near public transport, local amenities, and the town centre.

### Key Features

- Mid-Terraced
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- uPVC Double Glazed
- Gas Central Heating
- EPC rating tbc
- Tenure: Freehold



This terraced house for sale offers an excellent opportunity for families, first-time buyers, and BTL investors.

The accommodation is well-appointed and includes three bedrooms, two spacious reception rooms, a fully fitted kitchen, and a bathroom. A unique feature of the property is the ground floor cloakroom with a wc, a convenience you'll certainly appreciate.

The three bedrooms offer a mix of space and utility. The first bedroom is a spacious double with built-in wardrobes, offering ample storage space. The second bedroom is also roomy and would make an excellent guest room. The third bedroom, while more compact, is perfectly suited for a child's room or a study.

Both reception rooms are generously proportioned, with the first reception room being a spacious lounge that leads into the dining room via sliding doors, creating a wonderful open living space. The second reception room is a dedicated dining room, perfect for family meals or entertaining guests.

The kitchen is equipped with a cooker point, plumbing for a washer, and fitted units, offering functionality as well as style. The bathroom is fully tiled and features a shower over the bath, a sink, and a WC, catering to all your needs.

Unique features of this property include uPVC double glazing, gas central heating, and a low maintenance garden, making it a practical and efficient home. The property is also offered with no chain.

Located within close proximity to public transport links, local amenities, and the town centre, this property is ideally placed for easy access to all the essentials. This house is not just a place to live, but a place to call home.

### Measurements

Lounge 3.09m X 3.28m  
Dining Room 3.94m X 3.28m  
Kitchen 2.61m X 3.77m  
Rear Lobby 1.72m X 1.28m  
Cloakroom 0.81m X 1.40m  
Bedroom 1 3.61m X 3.28m  
Bedroom 2 3.93m X 2.49m  
Bedroom 3 2.61m X 2.60m  
Bathroom 2.46m X 1.69m

## Disclaimer

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.

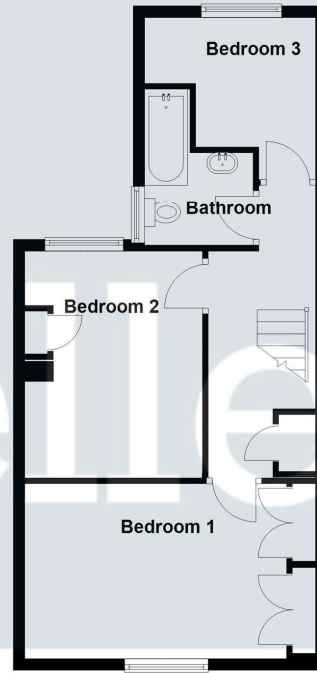
## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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