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lovelle



Ripon Street, Grimsby



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property it must be

  
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£38,500

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  1
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A spacious two bedroom mid-terraced house located in central Grimsby.

Key Features

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Modernisation Required
- No Chain
- EPC rating D
- Tenure: Freehold



Lovelle offer to market with NO ONWARD CHAIN this spacious mid-terraced house, located within central Grimsby and positioned well for ease of access to the vast range of local amenities. The property has accommodation briefly comprising of; entrance hall, lounge, dining room, kitchen, bathroom and two bedrooms. Externally there is a garden to the rear. Whilst the property is in need of modernisation, it has uPVC double glazed windows and gas central heating. Viewings are required in order to appreciate the true extent of works required and to appreciate the potential on offer.

### Measurements

Bedroom 1 3.17m X 3.78m

Bedroom 2 3.78m X 3.13m

Reception room 1 3.08m x 2.58m

Reception room2 3.68m X 3.33m

Kitchen 1.92m X 3.78m

Bathroom 1.89m X 2.04m

### Disclaimer

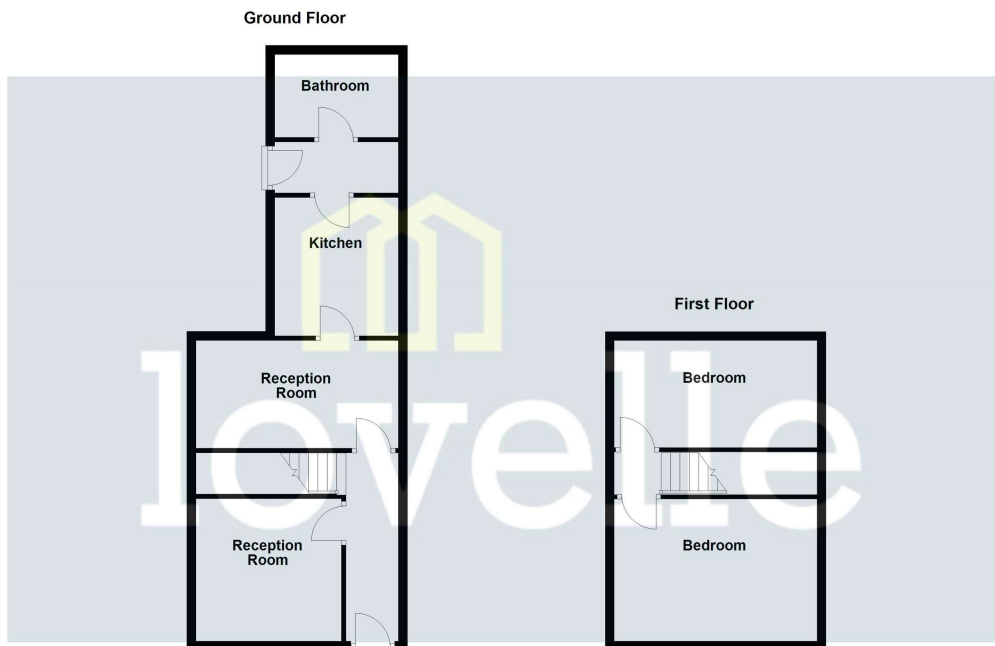
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 in order to review available wifi speeds and mobile connectivity at the property.

### Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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