

Buy. Sell. Rent. Let.



Weelsby Street, Grimsby



3



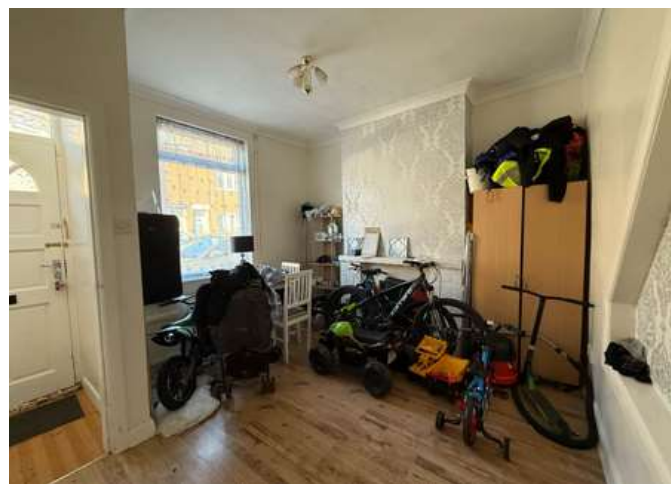
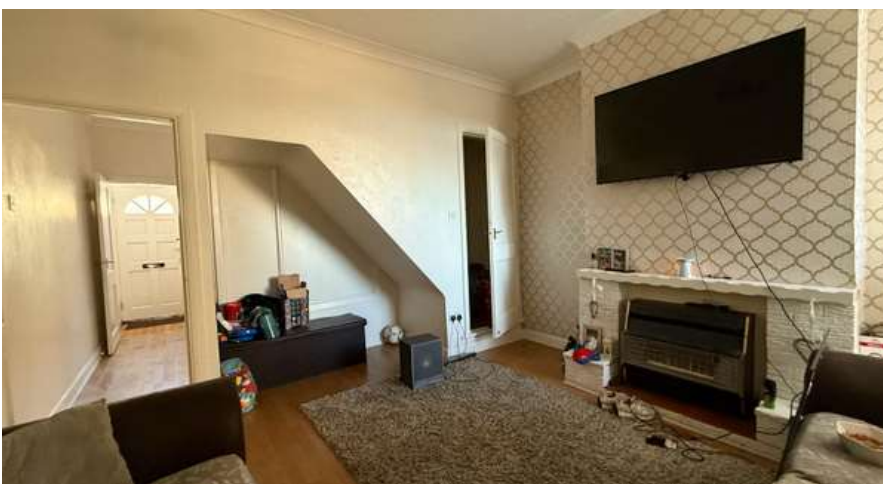
1



2

When it comes to
property it must be


lovelle



£60,000

 3
  1
  2

This terraced house in the heart of the town centre is an ideal investment opportunity, featuring three bedrooms, two reception rooms, a kitchen, and current rental income of £550 per month, enhanced by uPVC double-glazed windows, gas central heating, and excellent transport links.

Key Features

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- uPVC DG & GCH
- Currently LET
- EPC rating E
- Tenure: Freehold



A splendid opportunity has arisen to purchase this terraced house, ideal for investors. Situated in the heart of the town centre, this property offers a perfect blend of urban living with local amenities and public transport links at your doorstep.

The property boasts three well-proportioned bedrooms, a single bathroom, and two spacious reception rooms, offering a versatile space for entertainment or relaxation. The inclusion of a kitchen further enhances the functionality of the property, ensuring all your culinary needs are catered for.

Notably, the house is currently let at £550 per month, making it an attractive investment opportunity with a steady rental income.

One of the unique features of this property is its uPVC double-glazed windows and gas central heating that ensures a cosy and warm environment during those colder months.

To summarise, this property is a fantastic buy-to-let opportunity in a prime location with excellent transport links. The combination of its location, unique features, and rental income potential makes it an attractive proposition for investors. Don't miss out on this exciting opportunity. Call us today to arrange a viewing.

Measurements

Reception room one 3.82 m x 3.36 m

Reception room 23.81 m x 3.33 m

Kitchen 2.37 m x 3.66 m

Bathroom 2.40 m x 1.89 m

Bedroom one 3.45 m x 3.82 m

Bedroom two 3.45 m x 3.82 m

Bedroom three 2.40 m x 3.63 m

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.

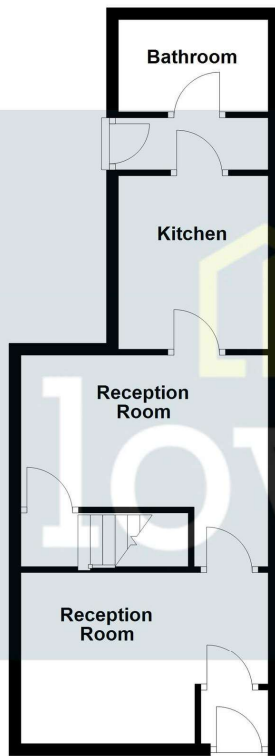
Mobile and broadband

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'.

Ground Floor



First Floor



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.

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk