

Buy. Sell. Rent. Let.



Elsenham Road, Grimsby



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When it comes to
property it must be


lovelle



£49,950

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This end of terrace house features three bedrooms, gas central heating, uPVC double glazing, and is conveniently located near public transport, amenities, and schools, making it an ideal investment opportunity with potential for rental income and capital appreciation.

Key Features

- End of terrace
- Two reception rooms
- Three bedrooms
- Kitchen & bathroom
- uPVC DG & GCH
- Front & rear garden
- EPC rating E
- Tenure: Freehold



For sale is this traditional end of terrace house, attractively priced for a quick sale. This property comprises of three well-proportioned bedrooms, one bathroom, a functional kitchen, and two spacious reception rooms, offering ample space for both relaxation and entertaining.

The house is equipped with a new boiler that was installed in 2020 and comes with a 12 year warranty whilst providing efficient gas central heating throughout the property. In addition, the property also benefits from uPVC double glazing.

The location of this property is an added advantage, situated within close proximity to public transport links, local amenities, and a selection of nearby schools. The Grimsby town centre is also within easy reach, adding to the convenience and appeal of this property.

This end of terrace house presents a fantastic investment opportunity. With its unique features and prime location, it offers great potential for rental income or capital appreciation. It is a property that promises a blend of comfort, convenience, and return on investment. Don't miss this golden opportunity.

Measurements

Lounge 3.44m X 3.26m
Sitting Room 4.34m X 3.64m
Kitchen 2.69m X 3.30m
Bathroom 2.64m X 1.78m
Bedroom 1 4.35m X 3.45m
Bedroom 2 3.72m X 3.31m
Bedroom 3 2.74m X 3.26m

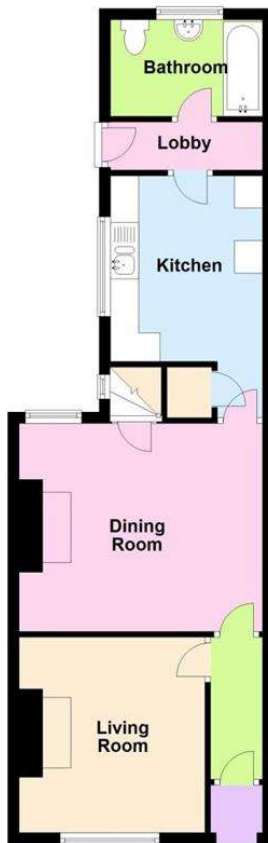
Disclaimer

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.

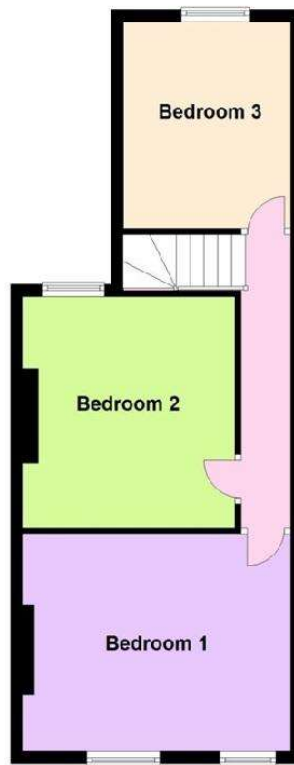
Mobile and broadband

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

Ground Floor



First Floor



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