

Buy. Sell. Rent. Let.



Arthur Street, Grimsby



When it comes to  
property it must be

  
lovelle





£42,500



ATTENTION INVESTORS! A spacious end of terraced house offered to market in need of refurbishment and priced to sell!

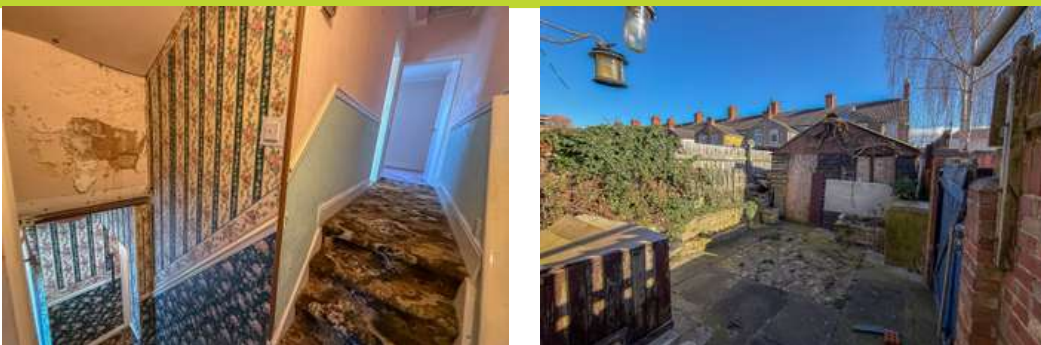
### Key Features

- End of terrace
- Modernisation required
- Three bedrooms
- Kitchen & shower room
- Timber single glazed windows
- Gas Central Heating
- EPC rating TBC
- Tenure: Freehold









ATTENTION INVESTORS! Lovelle are delighted to offer to market this spacious end of terrace house, offered to market and in need of refurbishment throughout. Realistically priced! And consisting of three bedrooms, through lounge/diner, kitchen and shower room. Externally, there is garden to the rear. The property benefits from gas central heating and there are timber single glazed windows. Viewings are advised in order to appreciate the true potential of this investment opportunity not to be missed!

### Measurements

Kitchen 2.38 m x 4.46 m

Lounge 3.72 m x 6.66 m

Bedroom one 3.74 m x 3.11 m

Bedroom two 2.85 m x 3.40 m

Bedroom three 2.39 m x 1.61 m

Shower room 1.53 m x 1.61 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](http://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.

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