

Buy. Sell. Rent. Let.



Weelsby Street, Grimsby



3



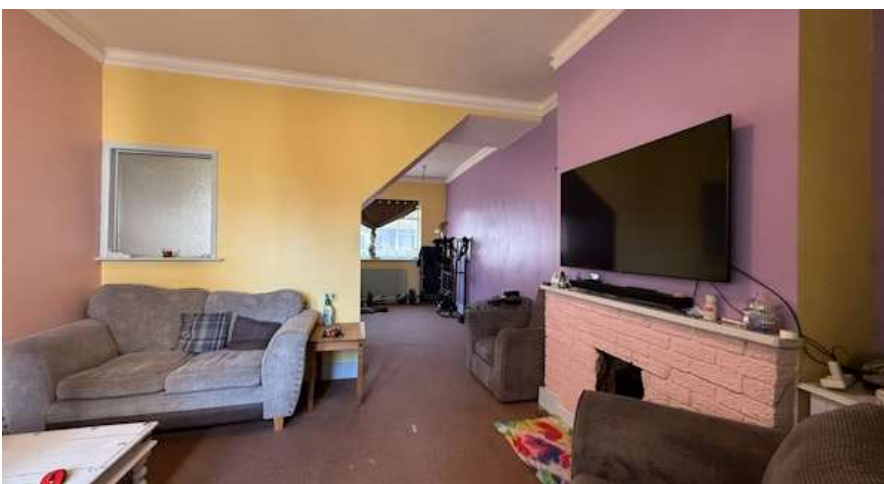
1



2

When it comes to  
property it must be

  
lovelle



£72,500

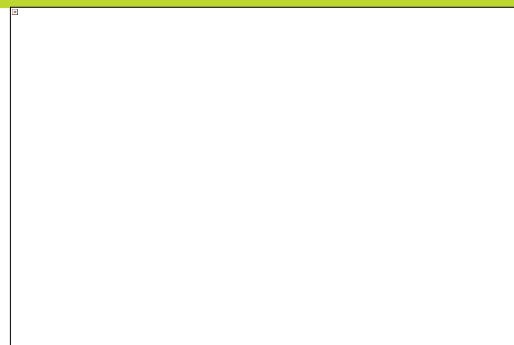
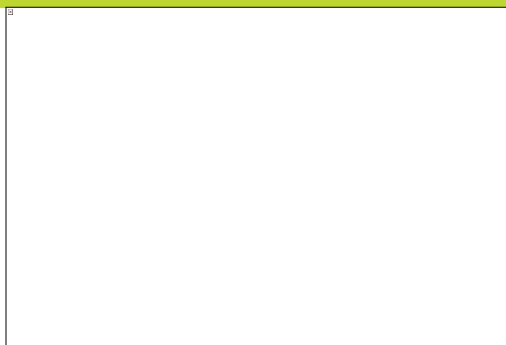
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A ready made BTL investment opportunity.

### Key Features

- BTL Investment Opportunity
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Central Town Location
- EPC rating D
- Tenure: Freehold





ATTENTION INVESTORS! Lovelle offer to market this ready made BTL investment opportunity, currently LET at £5,460 per annum.

This spacious mid-terraced house benefits from uPVC double glazing, gas central heating and has accommodation briefly comprising of; entrance hall, lounge, dining room, kitchen, bathrooms and three bedrooms. Externally there are gardens to both the front and rear.

### Measurements

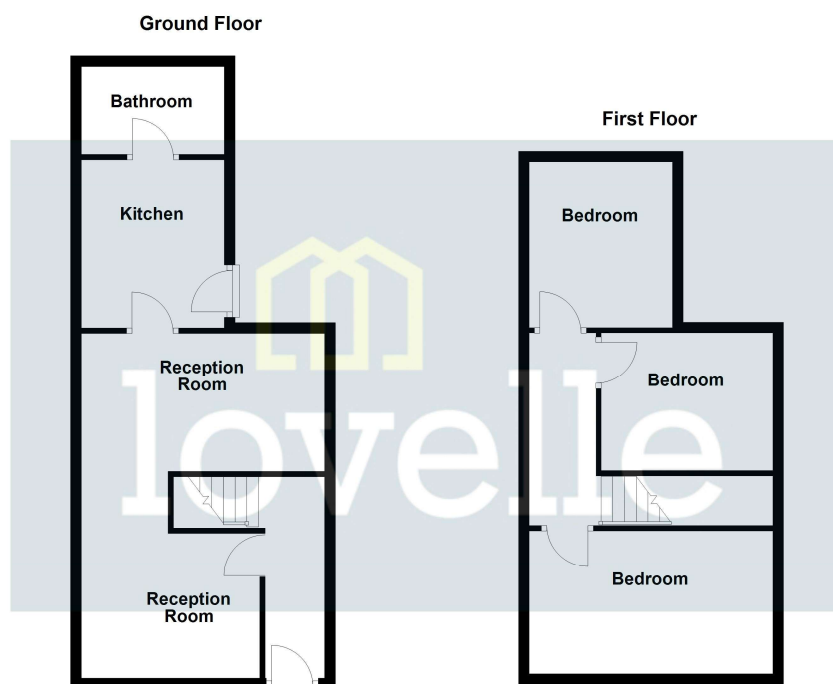
Lounge 3.20m X 3.02m  
Sitting Room 4.01m X 3.42m  
Kitchen 2.34m X 3.78m  
Bathroom 2.35m X 1.64m  
Bedroom 1 3.17m X 4.04m  
Bedroom 2 3.50m X 3.08m  
Bedroom 3 2.39m X 3.56m

### Mobile and broadband

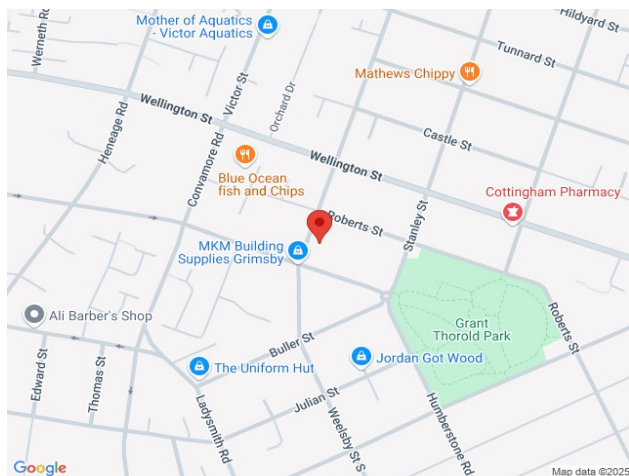
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

### 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.



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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