

Buy. Sell. Rent. Let.



Gervase Holles Way, Grimsby



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When it comes to
property it must be


lovelle



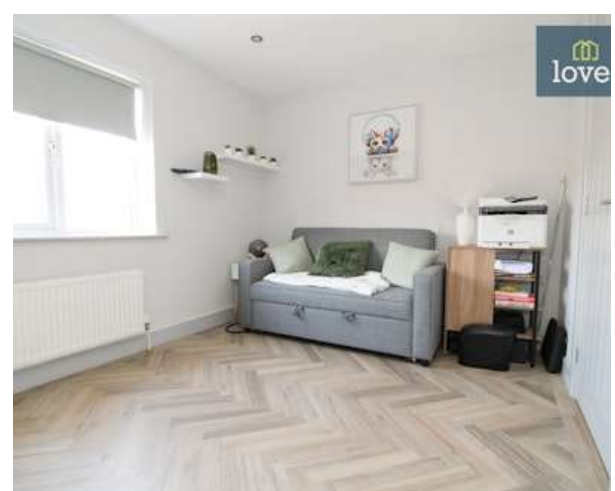
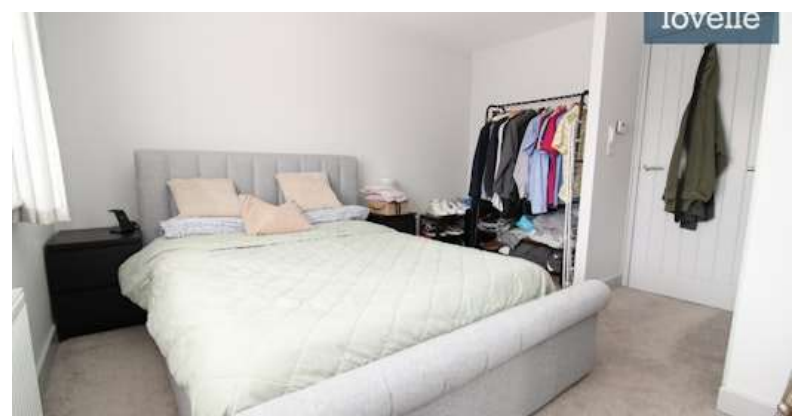
Offers in excess of £145,000

This modern end-of-terrace house, ideal for first-time buyers or investors, features two double bedrooms, a spacious reception room, a naturally lit kitchen with garden access, a high-standard bathroom, and includes UPVC double glazing, gas central heating, a Google camera and doorbell system, and a parking space, all set in a quiet location with convenient access to local amenities and transport links.



Key Features

- Enclosed garden
- Modern throughout
- Popular location
- UPVC double glazing
- Gas central heating
- Driveway
- EPC rating B
- Tenure: Freehold





Lovelle offer to market this end-of-terrace house for sale. This property offers a unique opportunity for first-time buyers or investors looking for a modern home in a quiet but central location. The property boasts a range of features designed for comfortable living, including UPVC double glazing and gas central heating.

Upon entering, you are welcomed by a spacious reception room, providing an ideal space for relaxation and entertainment. The property features a naturally lit kitchen, providing space for a dining table and is complete with an oven, hob, and plumbing for a washeing machine.. The kitchen also provides access to an enclosed garden, perfect for outdoor dining or enjoying a quiet moment in the sunshine.

The house offers two double bedrooms, with the first room being a spacious double and the second featuring a stylish panel feature wall and the air conditioning! The modern bathroom is finished to a high standard with a stylish design that includes in-shower shelves, a rainfall shower, a WC, built-in cupboards, and a basin sink.

Additionally, this property comes with a Google camera and doorbell system as well as a parking space. The location is ideal with public transport links, schools, local amenities, green spaces, and nearby parks all within easy reach. A viewing is highly recommended to truly appreciate what this property has to offer.

Measurements

Lounge 3.83m x 4.83m

Kitchen 3.82m x 3.67m

WC 1.02m x 1.86m

Bedroom 1 3.69m x 4.35

Bedroom 2 3.82m x 2.71m

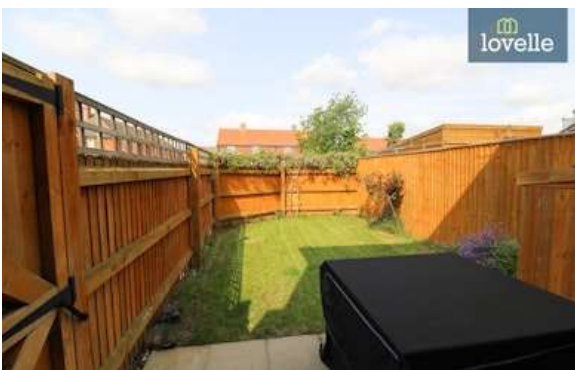
Bathroom 1.68m x 1.27m

Disclaimer

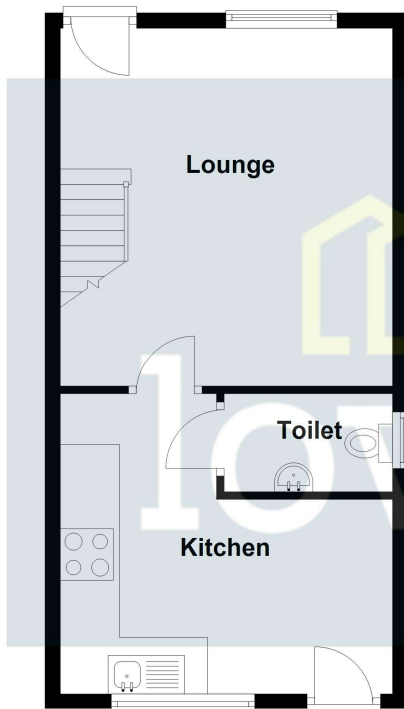
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 & Broadband

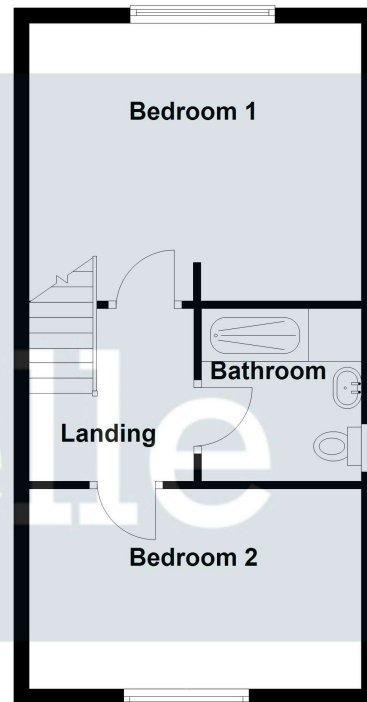
It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.



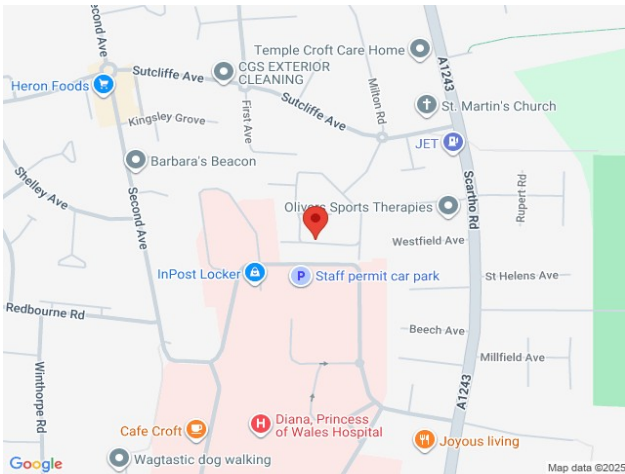
Ground Floor



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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