

Buy. Sell. Rent. Let.



lovelle

Holly Mews , Grimsby



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property it must be

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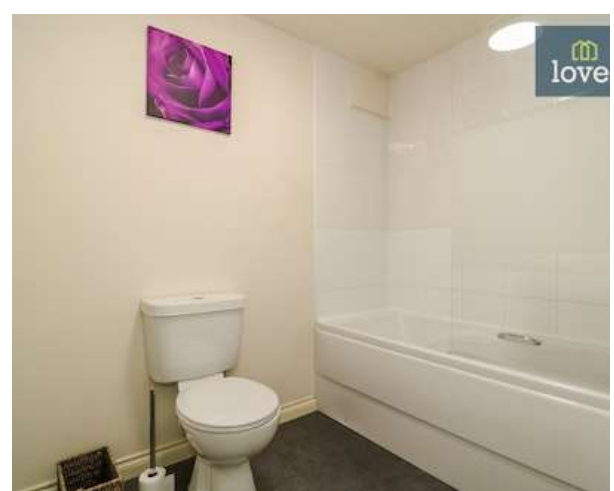
£122,000



This charming terraced house, ideal for first-time buyers or investors, offers a cosy, modern retreat with two double bedrooms, a bathroom, separate downstairs toilet, a spacious kitchen with garden access, and features such as double glazing and electric central heating, all set in a quiet urban area with convenient amenities and public transport links.

Key Features

- Double Glazing
- Electric Central Heating
- Terraced House
- Quiet location
- Allocated Parking Space
- 2 Bedrooms
- EPC rating E
- Tenure: Freehold





Lovelle offers for sale this charming terraced house, a perfect acquisition for first-time buyers or investors. This delightful home is set on the outskirts of town in a quiet, urban area, convenient to local amenities and public transport links.

The property features a cosy vibe with a natural feel, providing a calming retreat from the hustle and bustle of everyday life. It consists of two double bedrooms, one of which is fitted with wardrobes for all your storage needs. The house further benefits from a spacious bathroom, consisting of a WC, sink & a bath with shower offering a relaxing space to unwind after a long day. There is also a separate downstairs WC for convenience.

The heart of the home is a spacious, naturally lit kitchen, complete with a hob, oven and space for a fridge. Direct access to the garden from the kitchen makes it a perfect space for entertaining. The property also boasts a bright and spacious reception room, ideal for relaxing or entertaining guests.

Unique features of this property include double glazing and electric central heating, ensuring a comfortable and warm living environment throughout the year. The property benefits from an enclosed garden, providing a safe and private outdoor space for relaxation or play. A garden shed offers additional storage, and an allocated parking space adds to the convenience of this property.

All in all, this terraced house promises a comfortable, modern and tranquil living experience. It's a home waiting for the right buyer to appreciate its charm and unique features.

Measurements

Reception room 6.11m x 3.95m

Kitchen 3.09m x 3.95m

WC 1.79m x 1.64m

Bathroom 1.70m x 2.73m

Bedroom 1 3.61m x 3.96m

Bedroom 2 2.72m x 3.96m

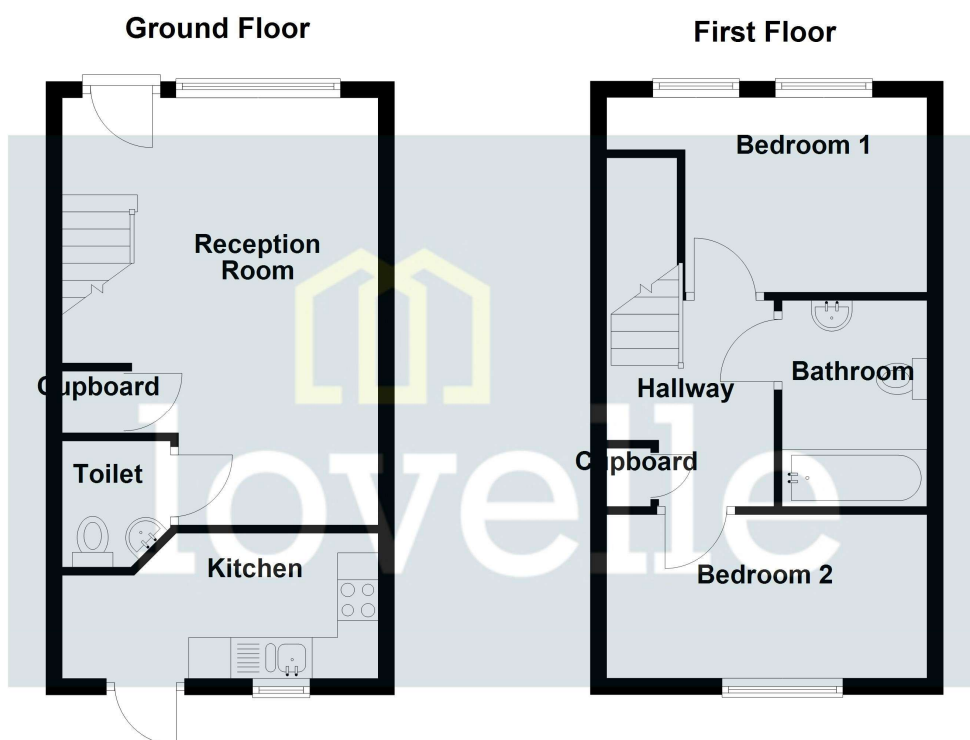
Disclaimer

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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





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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