

Buy. Sell. Rent. Let.

  
lovelle



Hainton Avenue, Grimsby



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£70,000



Two-bedroom terraced house for sale in a central location, featuring spacious reception rooms, a well-sized kitchen with garden access, double bedrooms, and modern amenities, ideal for investors seeking comfort and convenience.

### Key Features

- UPVC Double Glazing
- Gas Central Heating
- 2 Bedrooms
- Close to Town Centre

- Terraced House
- Buy To Let
- EPC rating D
- Tenure: Freehold



**\*\*CURRENTLY LET on ast producing £500pcm\*\***

Lovelle presents for sale this two-bedroom terraced house situated in a central location with excellent public transport links and local amenities close by. This property is perfect for investors as it is on the market as a buy-to-let which is currently occupied with a tenant..

The house comprises of two spacious reception rooms, the first of which boasts a bay window allowing for plentiful natural light to illuminate the room, and the second has connecting doors, offering a welcoming and open atmosphere.

The property also includes a kitchen which is equipped with space for a washer and grants direct access to the garden. It also offers under-stair storage space, perfect for a pantry or storing utility products.

The two bedrooms are both doubles, with the first being a particularly spacious double room benefiting from dual windows. The bathroom is also well-appointed with built-in storage and a bath with a shower over. Additionally, the property features a separate WC with a sink for convenience.

The house also benefits from UPVC double glazing, gas central heating and an enclosed garden, further enhancing its appeal.

This is a fantastic opportunity to purchase a spacious home to let with great features in proximity to the town centre.

## Measurements

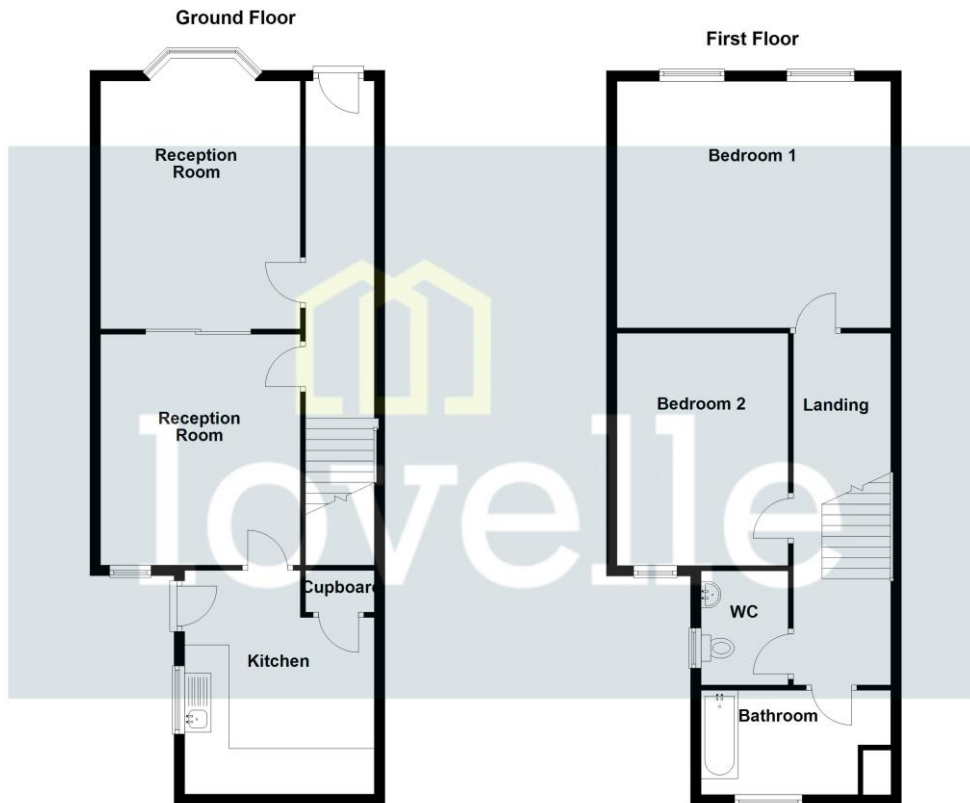
Kitchen 4.34m x 2.73m  
 Reception room 1 3.79m x 3.76m  
 Reception room 2 3.98m x 3.86m  
 Bathroom 2.03m x 2.74m  
 WC 2.19m x 1.54m  
 Bedroom 1 3.83m x 4.94m  
 Bedroom 2 3.85m x 3.16m

## Disclaimer

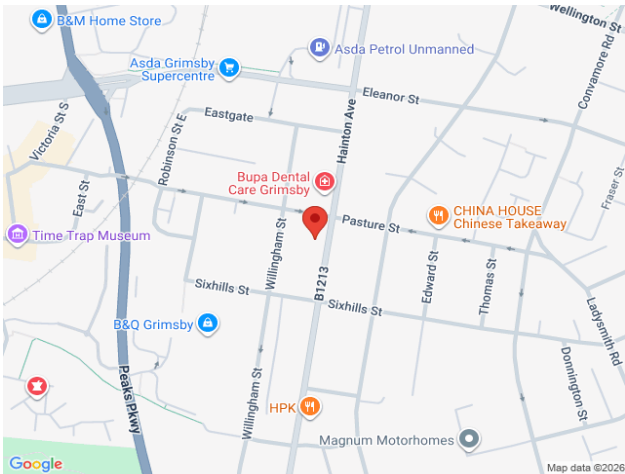
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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