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lovell



Welholme Road , Grimsby



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When it comes to
property it must be


lovelle



£79,950



A spacious two-bedroom first floor flat in a prime urban location, this property features original period details, a private garage for storage, and offers excellent potential for renovation, making it ideal for first-time buyers or investors seeking a charming home to personalise.

Key Features

- Gas Supply
- Single Timber Glazing
- First Floor Flat
- Private Garage/Storage
- Freehold included within sale
- Central Location
- EPC rating TBC
- Tenure: Leasehold





****NO CHAIN** **Freehold included within sale**** Lovelle brings to market a two-bedroom first-floor flat for sale, this property offers plenty of potential and is ideally positioned in a central urban location close to public transport links, reputable schools, local amenities, and nearby parks. Requiring significant work and some tender loving care, it provides an excellent opportunity for first-time buyers or investors to create a charming home with bags of character.

The spacious reception room is enhanced by dual aspect windows, inviting in generous natural light, and features a gas fireplace—perfect for creating a cosy ambiance. The kitchen provides dining space and practical area for a cooker, catering well for daily living and entertaining.

The property comprises two bedrooms: a larger double bedroom with built-in wardrobes, a traditional fireplace with an eye-catching tile surround, and an adjoining single bedroom, also benefiting from built-in wardrobes and would be ideal for a dressing room. Both bedrooms retain attractive original features which add to the property's charm.

The bathroom includes a WC and plumbing for a shower, but represents a blank canvas suited to a modern re-fit.

Key features of this home include a gas supply original timber sash windows, a private garage providing secure storage, and access to a shared garden—offering a pleasant communal outdoor space.

This property presents an exceptional opportunity to restore and personalise a home with original period elements in a desirable urban setting. With its solid foundations and scope for improvement, this home combines classic features and a prime location for buyers seeking both value and development potential.

Measurements

Kitchen/diner 3.72m x 2.90m
 Reception room 4.07m x 3.87m
 Bedroom 1 3.93m x 3.22m
 Bedroom 2 2.82m x 2.98m
 Bathroom 2.01m x 2.77m

Tenure Note

Whilst the tenure of the flat is Leasehold (999 year term with a peppercorn ground rent), the Freehold will also be included within the sale and must be acquired by the purchaser.

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.

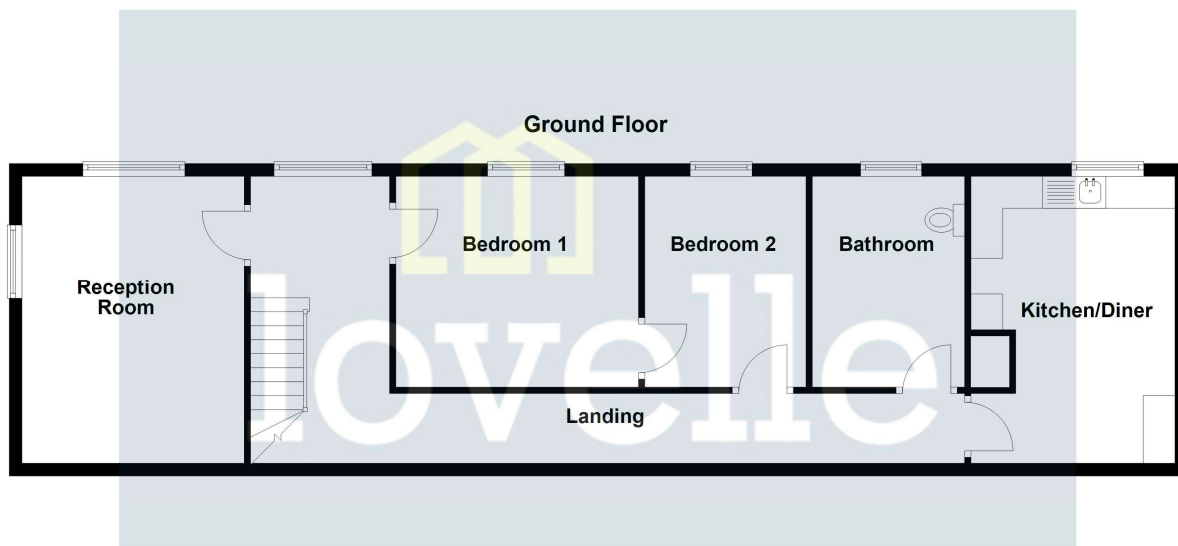
Mobile & Broadband

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

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'.





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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