

Buy. Sell. Rent. Let.



Columbia Road, Grimsby



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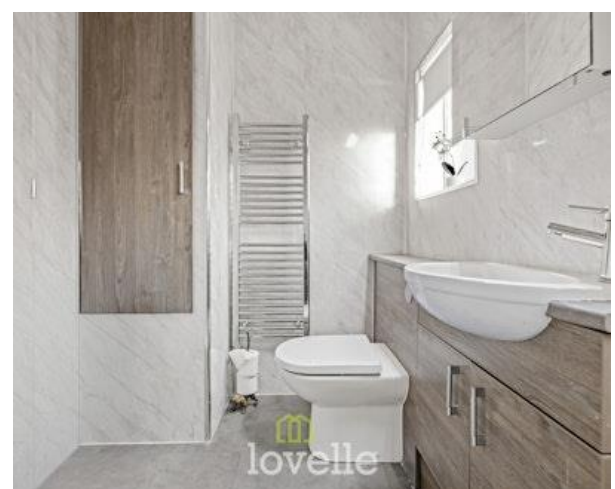
£95,000



This immaculate two-bedroom terraced house on Columbia Road, Grimsby, features two reception rooms, a modern kitchen, double bedrooms (main with built-in wardrobes), loft room, a contemporary bathroom, a pleasant garden, and convenient access to local amenities, schools, transport links, and green spaces.

Key Features

- Mid-Terrace
- Two Bedrooms
- Modern Kitchen & Bathroom
- Loftroom
- GCH & uPVC DG
- Popular Location
- EPC rating D
- Tenure: Freehold





This two-bedroom mid-terraced house is offered for sale in an immaculate condition and is located on Columbia Road, a popular and well-connected residential area. The property benefits from convenient access to local amenities, including shops and cafes along nearby Freeman Street and Grimsby town centre. Locally, People's Park, Grant Thorald Park and Weelsby Wood's provide green space for walks and recreation.

Within the property, there are two reception rooms, comprising a lounge with an open plan feel to the hall, a bay window, and attractive tongue & groove panelling. The dining/sitting room features a panelled wall and a storage cupboard. The modern kitchen is fitted with up-to-date units, a cooker point, plumbing for a washing machine, space for a tumble dryer, a sink, and provision for an American-style fridge.

Both bedrooms are doubles; the main bedroom includes built-in wardrobes, and the second bedroom offers access to a loft room with a Velux window. The contemporary bathroom is fitted with a walk-in shower, WC, sink, and vanity units.

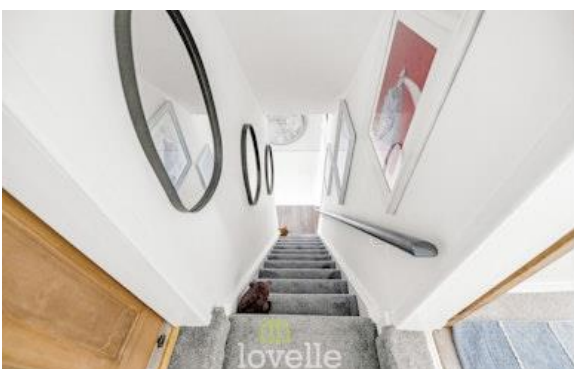
The house is uPVC double glazed, gas central heated, and offers a pleasant garden. Local schools are within walking distance. Grimsby Town railway station is less than a 10-minute drive and provides regular services to Cleethorpes, Lincoln, and beyond.

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.

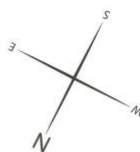
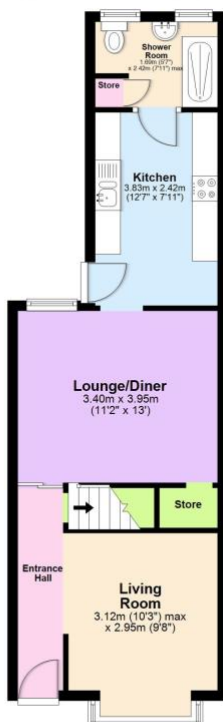
Mobile and broadband

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



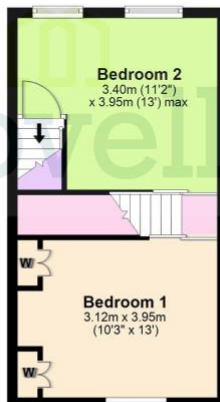
Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



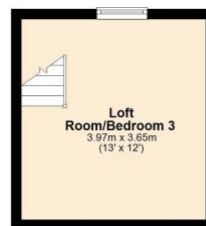
First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Second Floor

Approx. 14.5 sq. metres (156.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.

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