

Buy. Sell. Rent. Let.



lovelle

Patrick Street, Grimsby

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£75,000



A Spacious three bedroom mid-terraced house located in central Grimsby.

#### Key Features

- Terraced House
- Currently LET
- Three Bedrooms
- uPVC DG & GCH
- Two Bathrooms
- Three Reception Rooms
- EPC rating D
- Tenure: Freehold



\*Currently LET producing £498 pcm\*

Lovelle offer to market this spacious mid-terraced house located within a well established area of Grimsby Town centre positioned well for ease of access to local amenities. The property comprises of three bedrooms, three reception rooms, two bathrooms and kitchen whilst also benefitting from uPVC double glazing and gas central heating. Externally there are gardens to the front and rear. Viewings are highly recommended in order to fully appreciate all the property has to offer.

## 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](http://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'.

GI

Approx. 57.



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