

Buy. Sell. Rent. Let.



Fairfax Road, Grimsby



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When it comes to  
property it must be

  
lovelle



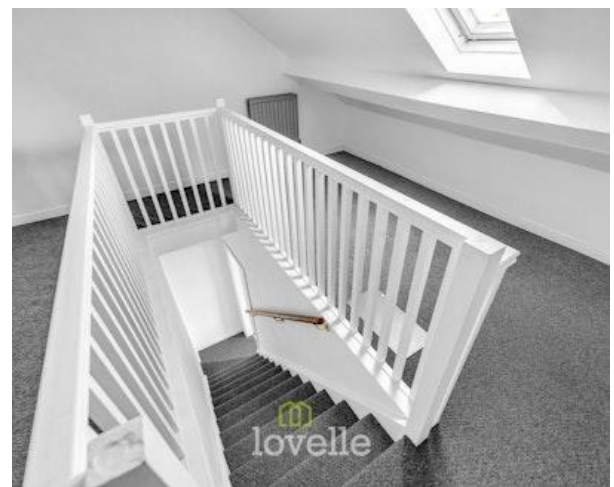
£105,000



Immaculately presented and chain-free, this two-bedroom terraced house in Grimsby offers turn-key living with two reception rooms, modern kitchen, useful loft room, rear garden, gas central heating and uPVC double glazing, all within easy reach of the town centre, schools and excellent transport links.

### Key Features

- Mid-Terrace
- Turn Key Ready
- No Chain
- Two Bedrooms & Loft Room
- Two Reception Rooms
- Modern Kitchen
- EPC rating C
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Lovelle offer to market this two-bedroom terraced house in Grimsby and is presented in immaculate, turn-key-ready condition, ideal for first-time buyers, couples or investors.

The ground floor provides two reception rooms: a lounge with bay window and a separate dining room, offering clearly defined living and dining spaces. The modern kitchen is fitted with units, oven and hob, sink and plumbing for a washer. To the rear, there is a lobby with separate WC, leading out to the rear garden. The property benefits from uPVC double glazing and gas central heating.

Upstairs, there are two bedrooms. The second bedroom has stairs leading to a useful loft room, providing additional flexible space. The main shower room includes a shower, sink and WC.

Located within easy reach of Grimsby town centre, the property enjoys convenient access to local amenities, supermarkets and the wider high street offering shops and services. Nearby schools make this a practical option for buyers needing education provision close at hand.

Public transport links are readily available, with Grimsby Town railway station providing services to destinations including Manchester, Sheffield and Barton-on-Humber, with connections to London via Doncaster. Regular buses operate locally, giving good coverage across Grimsby and Cleethorpes, including access to the seafront.

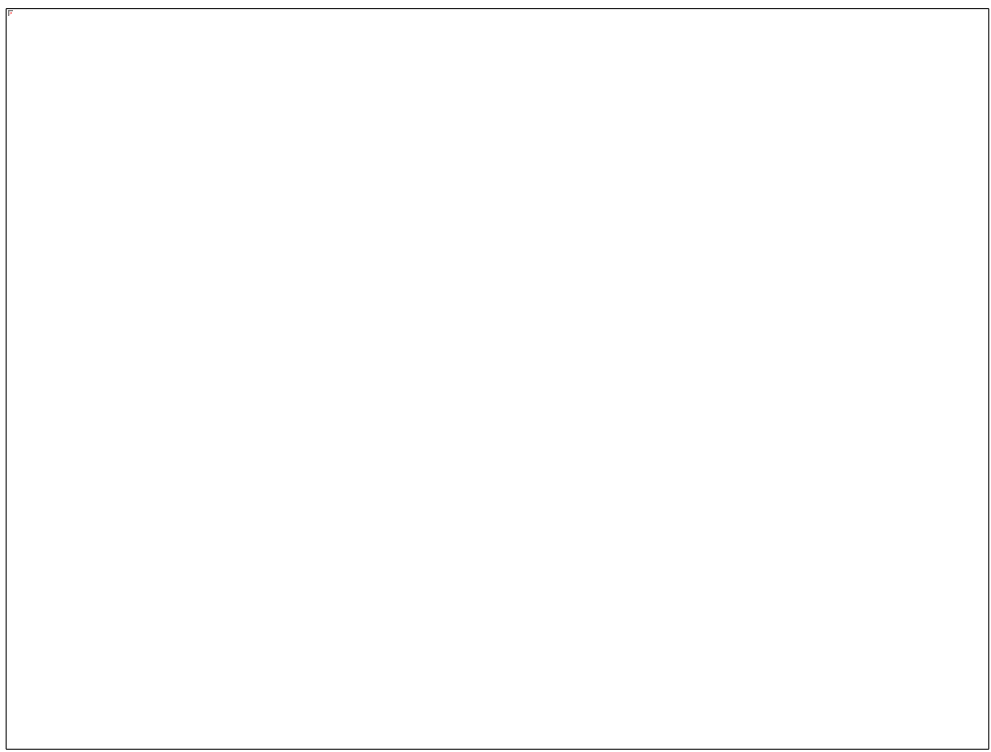
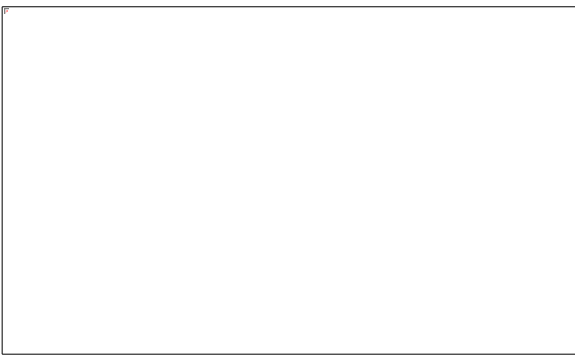
This no-chain property represents a straightforward purchase opportunity in a well-connected town location.

## 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.

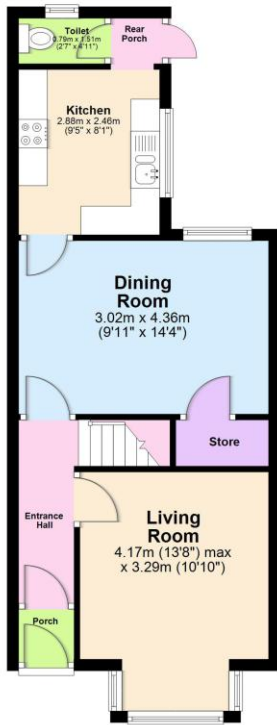
## Mobile and broadband

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



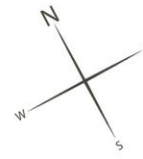
### Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



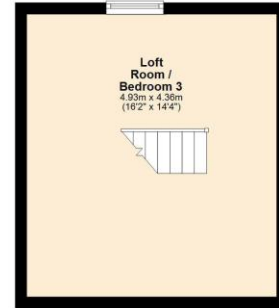
### First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



### Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 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.



# lovelle

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