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Gervase Holles Way, Grimsby



When it comes to
property it must be


lovelle



£185,000



Modern three-bedroom semi-detached house on a popular Cyden Homes development in Grimsby, featuring an open-plan kitchen/dining area with French doors to the garden, en-suite to the main bedroom, off-street parking, and convenient access to local amenities, schools and transport links—ideal for first-time buyers and families.

Key Features

- Semi-Detached House
- Three Bedrooms & Two Bathrooms
- Open Plan Living
- Well Presented Throughout
- uPVC DG & GCH
- No Chain
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this three-bedroom semi-detached house on a popular Cyden Homes development in Grimsby. Built in 2017, the property is a modern new-build with uPVC double glazing and gas central heating, and is particularly suitable for first-time buyers and families.

The ground floor features a spacious hall with cloakroom including WC and sink. A generous lounge with bay window and dual-aspect glazing provides good natural light. The open-plan layout leads through to a modern kitchen with fitted units, oven and gas hob, tiled floor and an open-plan dining area. French doors open directly onto the rear garden.

Upstairs, the main double bedroom benefits from an en-suite shower room with shower, WC and sink with vanity. Two further generous bedrooms are served by a family bathroom with WC, sink and bath.

Outside, there is a pleasant rear garden incorporating a rear driveway, providing secure off-street parking.

The property is well placed for local amenities in Grimsby, including hospital, supermarkets, local shops and healthcare facilities. Families will appreciate access to nearby schools in the area. Public transport links are available via local bus routes into Grimsby town centre and Cleethorpes. Grimsby town centre offers rail connections towards Doncaster, Sheffield and beyond, with typical journey times of around 1 hour 30 minutes to Doncaster. Road links via the A16 and A180 provide access to the wider region, including Hull and Lincoln.

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.

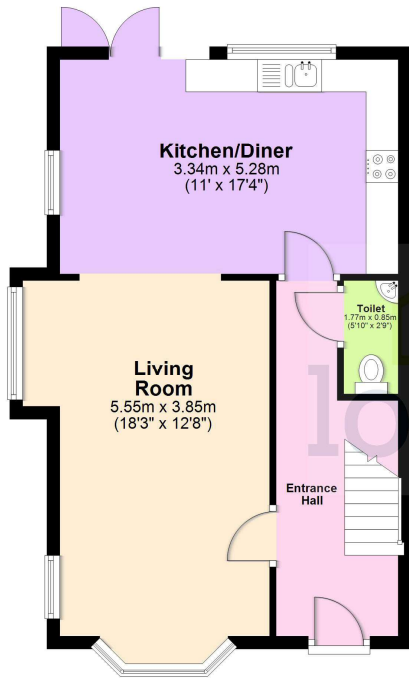
Mobile and broadband

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



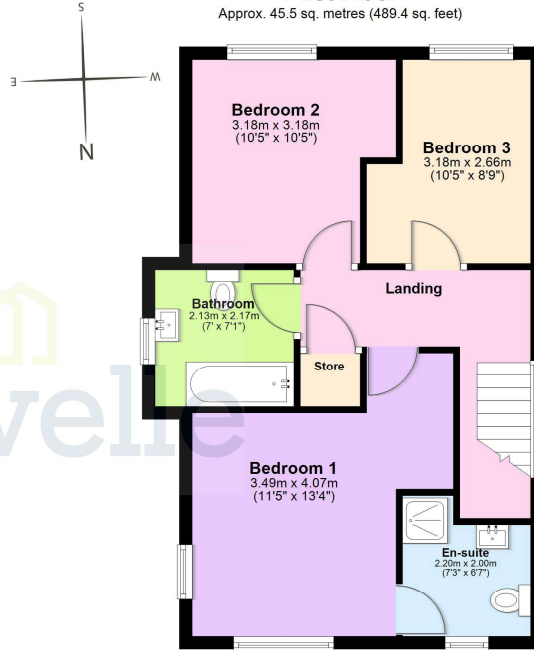
Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 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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