

Buy. Sell. Rent. Let.



Patrick Street, Grimsby



3



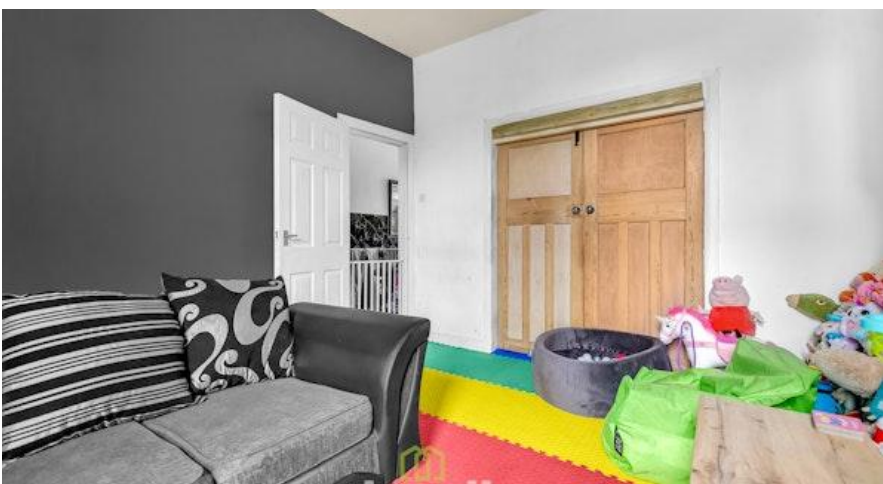
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2

When it comes to  
property it must be

  
lovelle



£69,950

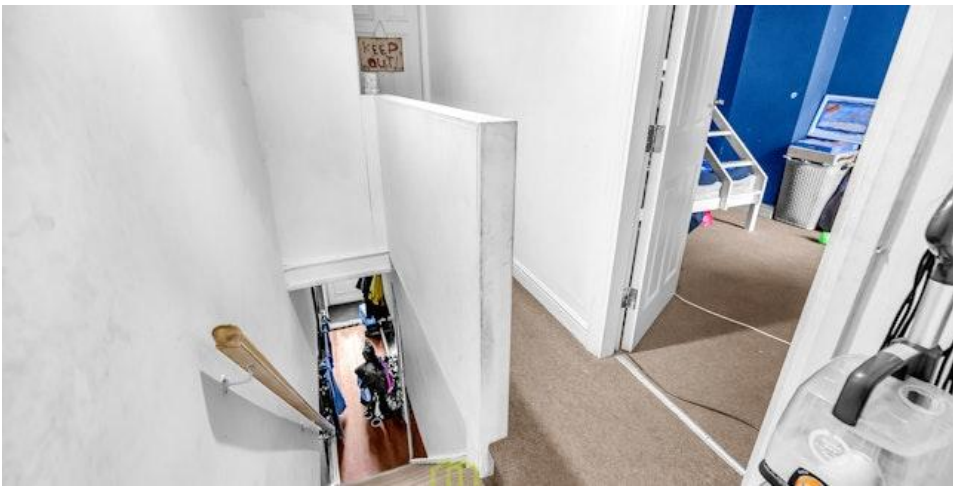
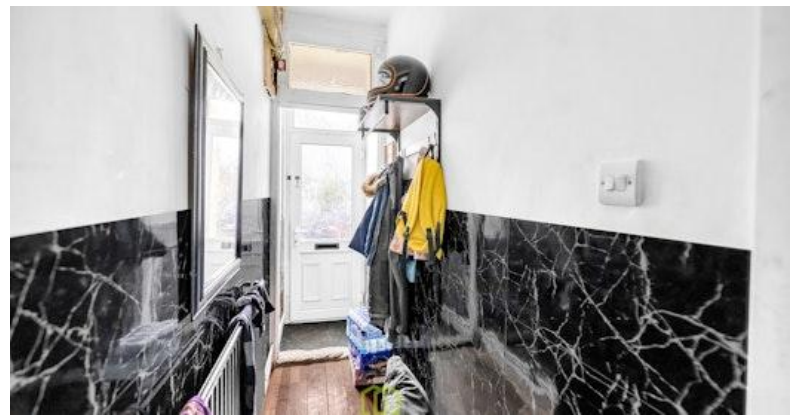


A Spacious terraced property located in Grimsby.

### Key Features

- Terraced House
- Currently LET
- Three Bedrooms
- uPVC DG & GCH

- Town Centre Location
- Kitchen & Bathroom
- EPC rating D
- Tenure: Freehold



### **\*Currently LET producing £435 pcm\***

Lovelle offers to market this spacious 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, two reception rooms, bathroom 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 to fully appreciate all the property has to offer.

### **Disclaimer**

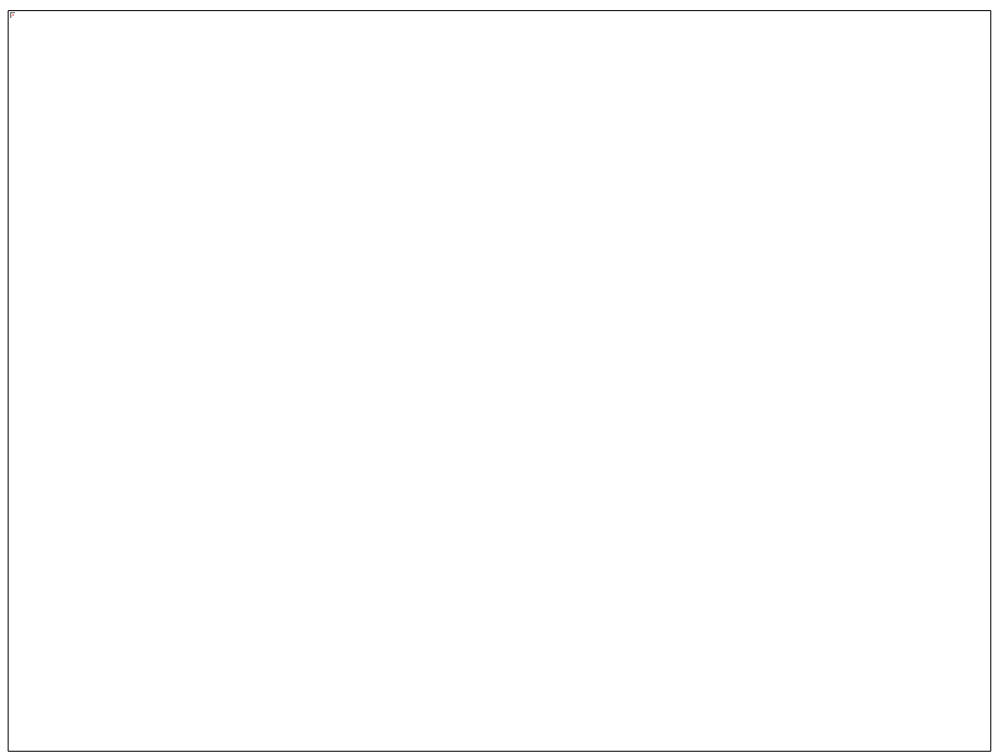
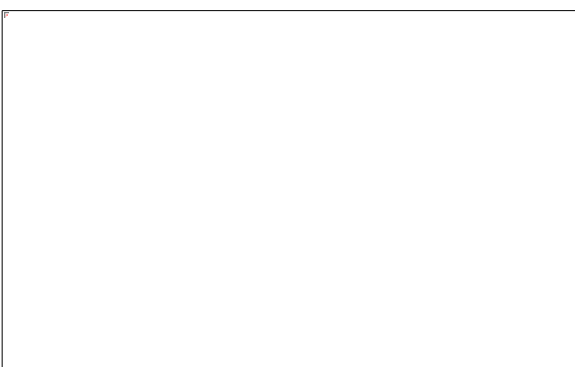
We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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**

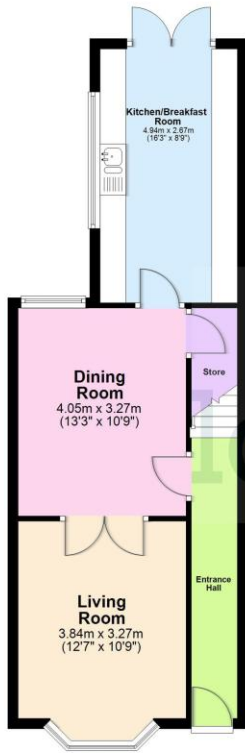
It is advised that prospective purchasers visit checker. Ofcom. org. uk to review available wifi speeds and mobile connectivity at the property.

### **Sold as seen**

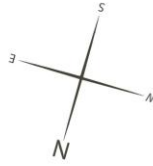
Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold as Seen'.



**Ground Floor**  
Approx. 47.8 sq. metres (514.0 sq. feet)

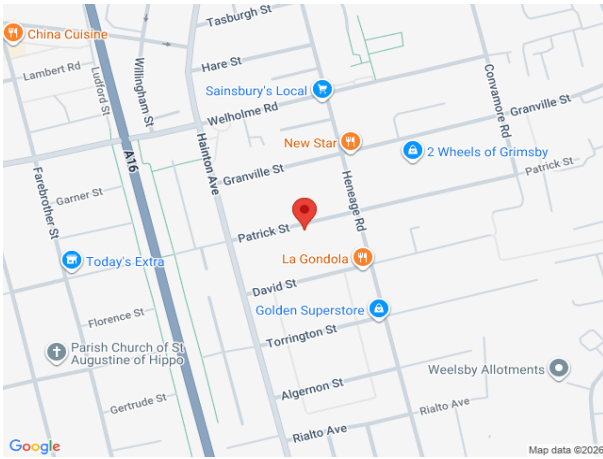


**First Floor**  
Approx. 45.9 sq. metres (494.0 sq. feet)



**Total area: approx. 93.6 sq. metres (1008.0 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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