



## 45 JAMES STREET

GRIMSBY, DN31 2JE

**£80,000**  
**FREEHOLD**

Well-maintained three-bedroom mid-terraced home close to the town centre, featuring two reception rooms, a well-appointed kitchen, and attractive front and rear gardens. Offering excellent potential for light redecoration and available with no onward chain



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## DESCRIPTION

This well-maintained three-bedroom mid-terraced property is ideally located within easy reach of the town centre, offering convenient access to a range of local amenities, schools and transport links.

The accommodation briefly comprises two spacious reception rooms, providing versatile living and dining space, along with a well-appointed kitchen to the rear. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from well-presented front and rear gardens, ideal for outdoor enjoyment. The home has been well cared for but would benefit from some light redecoration, offering an excellent opportunity for buyers to put their own stamp on the property.

Offered for sale with no onward chain, this property is perfect for first-time buyers, families or investors seeking a straightforward purchase.

## ENTRANCE HALLWAY

## LOUNGE

## DINING ROOM

## KITCHEN

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## SHOWER ROOM

## FRONT AND REAR GARDENS



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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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