

Buy. Sell. Rent. Let.



## Bonby Grove, Grimsby



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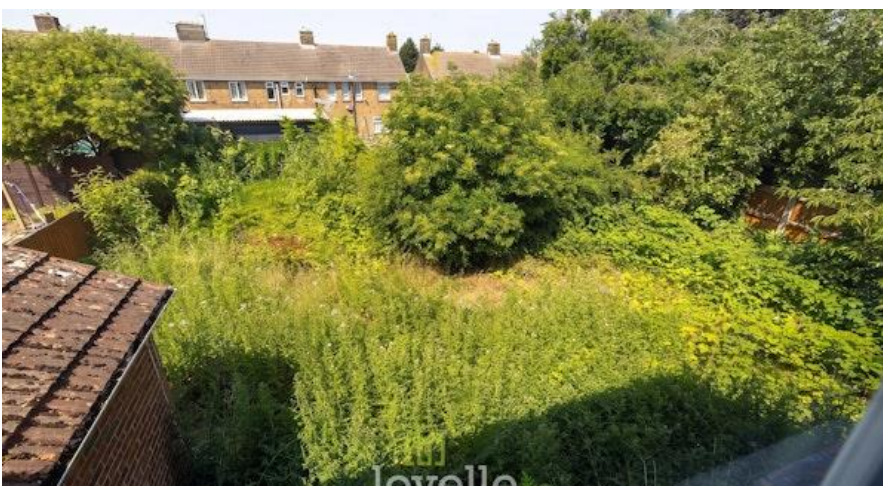
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When it comes to  
property it must be

  
**lovelle**



£80,000



Attention Investors ! A spacious three bedroom end of terrace house in Grimsby, requiring modernisation throughout.

### Key Features

- Modernisation Required
- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- No Central Heating
- Majority uPVC Double Glazed
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market with NO CHAIN this spacious end of terrace house, located within an established area of Grimsby, within easy reach of local amenities and schooling.

The property comprises of two reception rooms, kitchen and entrance hall to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

The property does require a scheme of modernisation and benefits from being majority uPVC double glazed and solar panels which is believed are leased and not owned. There is no central heating installed.

Viewings are highly recommended in order to understand the level of works required and to appreciate the true potential this property has to offer.

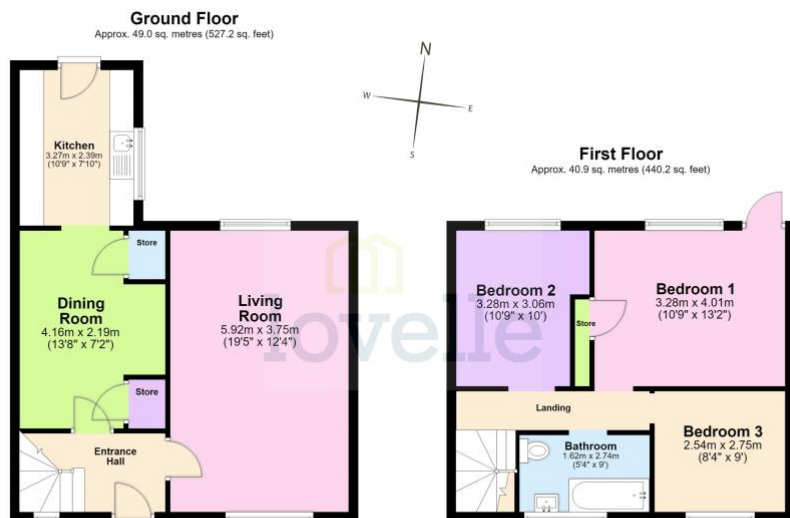
## Disclaimer

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.





Total area: approx. 89.9 sq. metres (967.4 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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