

Buy. Sell. Rent. Let.



Chelmsford Avenue, Grimsby



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£105,000



A three-bedroom terraced house in a well-served Grimsby residential area, offering two reception rooms, driveway parking, a private rear garden backing onto open green space, gas central heating with a new 2025 boiler, and excellent potential for modernisation, ideal for first-time buyers, families or investors and available with no onward chain.

Key Features

- Mid-Terraced House
- uPVC DG & GCH
- Three Bedrooms
- Two Reception Rooms
- Town Centre Location
- Parking for 1 Small Car
- EPC rating D
- Tenure: Freehold





****NO CHAIN**** This three-bedroom terraced house is offered for sale in Grimsby and represents a suitable opportunity for first-time buyers, families and investors. The property requires some modernisation, providing scope for buyers to update to their own preferences.

The ground floor comprises a welcoming hall giving access to two reception rooms. The front lounge features a bay window, while the rear dining room is of good size and benefits from double doors to the lounge, allowing a flexible layout. The kitchen is fitted with wall and base units, sink, cooker point, plumbing for a washing machine and a useful pantry/cupboard.

Upstairs, there are two double bedrooms, both with built-in wardrobes, plus a further single/box room. The bathroom includes bath, sink and WC. The house has gas central heating with a new boiler installed in 2025 and uPVC double glazing.

Externally, there is a driveway suitable for a small car and a pleasant private garden backing onto an open green to the rear, offering an attractive outlook and access to nearby walking routes and green spaces.

Located within reach of Grimsby town centre, the property benefits from local amenities, schools and everyday services. Regular bus routes connect the area to Grimsby town centre and beyond, where Grimsby Town railway station offers services to Hull, Lincoln and Manchester, with journey times to Lincoln of around 1 hour. The position also provides access to local parks and leisure facilities, making this a practical base in a well-served residential area. The property is offered with no chain.

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.

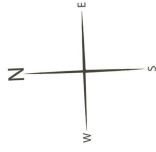
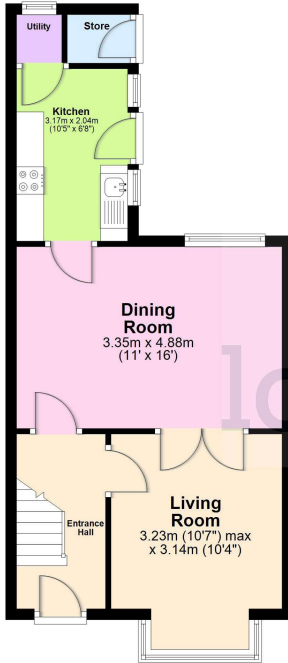
Sold As Seen

The owner has had the property LET long term and has limited information on the property and is selling due to the long term tenant vacating, therefore is advising the property is to be 'Sold as seen'.



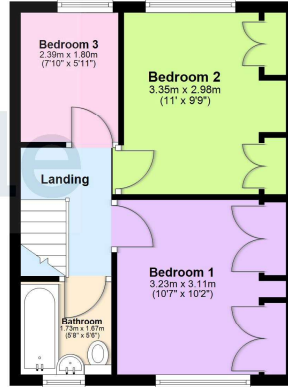
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 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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