

Buy. Sell. Rent. Let.



Edward Street, Grimsby



3



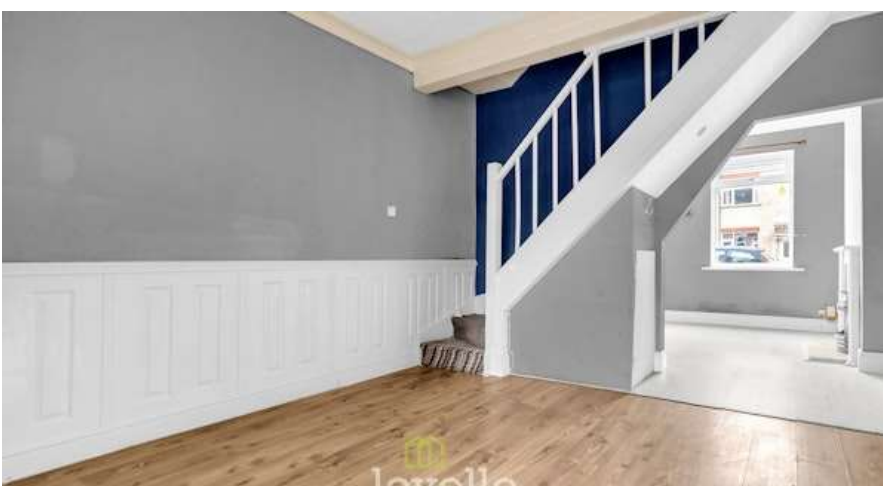
1



2

When it comes to
property it must be


lovelle



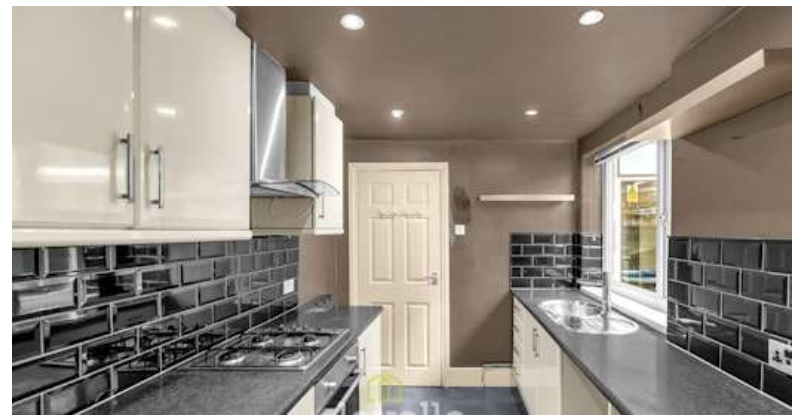
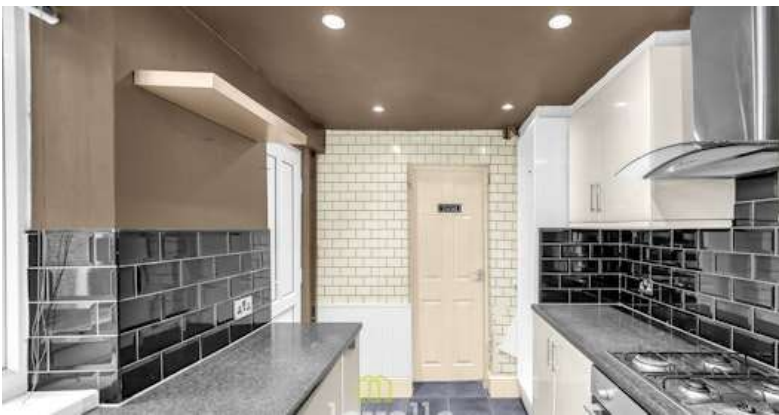
£69,950



A three-bedroom terraced house in a convenient Grimsby location close to the town centre, schools and transport links, offering two reception rooms, a modern-fitted kitchen, bathroom, gas central heating, uPVC double glazing, a rear garden, and no onward chain—ideal for first-time buyers, families or investors looking for a property requiring some TLC.

Key Features

- Terraced House
- Two/Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- No Chain
- EPC rating D
- Tenure: Freehold





This three-bedroom terraced house is for sale in a convenient Grimsby location close to the town centre, public transport links, schools and local amenities. It will particularly appeal to first-time buyers, families and investors.

On the ground floor, the accommodation includes a lounge and a separate dining room with stairs to the first floor. The kitchen is fitted with modern units, oven and gas hob, and sink. The bathroom includes a bath with shower over, sink and WC. The rear garden offers useful outside space.

Upstairs, there is a double bedroom to the front and a generous second bedroom which leads through to a third generous bedroom, making the layout suitable for a variety of uses.. The property benefits from gas central heating and uPVC double glazing and would suit buyers looking for a home that needs some TLC. It is offered with no chain.

The property is well placed for Grimsby town centre, with its range of shops, supermarkets and other amenities. Several primary and secondary schools are within easy reach, making the area practical for families. Nearby parks and open spaces provide opportunities for leisure and recreation.

Public transport connections are accessible, with local bus services offering routes across Grimsby and surrounding areas. Grimsby Town railway station provides services to Cleethorpes, Lincoln and connecting routes to Sheffield and beyond, with journey times to Lincoln of around one hour. Road links via the A180 provide access towards Immingham and the wider motorway network.

Disclaimer

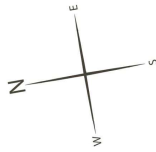
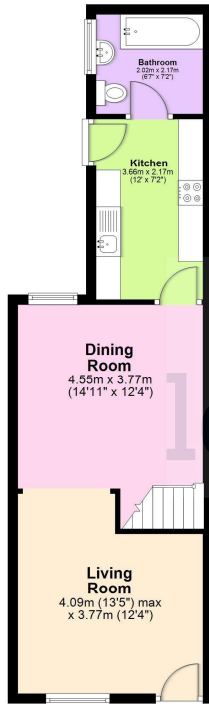
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



Ground Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.1 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.



When it comes to **property**
it must be

lovelle

01472 251918

grimsby@lovelle.co.uk

