

Buy. Sell. Rent. Let.

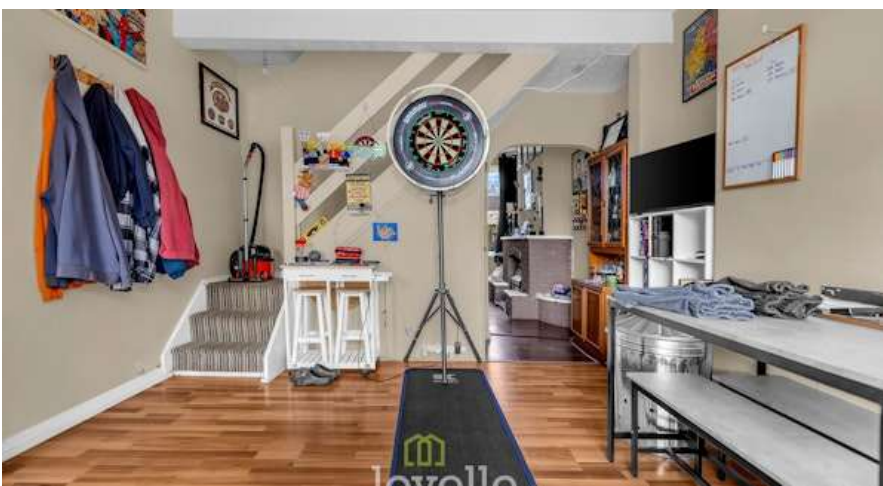


Ladysmith Road , Grimsby



When it comes to
property it must be


lovelle



£78,000



A centrally located two-bedroom terraced house in Grimsby town centre, currently let at £115 per week, offering two reception rooms, a modern kitchen and shower room, uPVC double glazing, gas central heating, and convenient access to local amenities, schools, and transport links—ideal as an ongoing investment property.

Key Features

- Terraced House
- Two Bedrooms & Two Reception Rooms
- Modern Kitchen & Shower Room
- Currently LET (£115 per week)
- uPVC DG & GCH
- Grimsby Centre Location
- EPC rating D
- Tenure: Freehold





****ATTENTION BTL INVESTORS**** This two-bedroom terraced house is offered offered to market in Grimsby town centre and is currently let at ****£115 per week****.

Internally, the property provides two double bedrooms, a modern kitchen and a shower room, along with two reception areas offering defined living and dining space. The home benefits from ****uPVC double glazing**** and ****gas central heating****.

Ladysmith Road is well placed for a range of amenities in and around Grimsby town centre, including supermarkets, local shops and cafes. There are several nearby schools serving different age groups, making the location practical for tenants with families.

Public transport links are accessible, with Grimsby Town railway station within reach, offering services to Cleethorpes, Manchester and other regional destinations. Typical journey times include around 5-10 minutes to Cleethorpes and around 2½-3 hours to Manchester, with connections to wider national routes. Local bus services provide further links across Grimsby and surrounding areas.

This property presents an opportunity for investors seeking an established let in a central Grimsby location, with existing income and convenient access to town centre facilities and transport connections.

DISCLAIMER

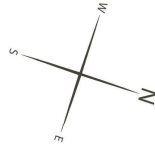
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

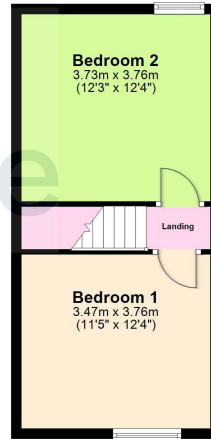
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.6 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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