

Buy. Sell. Rent. Let.



lovell

Roberts Street, Grimsby



When it comes to  
property it must be

lovelle



£100,000



3



1



2

This well-maintained terraced house, ideal for first-time buyers, investors, and families, is conveniently located near public transportation, schools, and amenities, and features three reception areas, three bedrooms, a stylish open-plan kitchen, and additional benefits such as no chain, majority uPVC double glazing, gas central heating, and a low maintenance garden.

### Key Features

- Mid-Terraced House
- Three Bedrooms
- Lounge, Hobby Room & Kitchen/Diner
- Low Maintenance Garden

- Popular Town Centre Location
- No Chain
- EPC rating D
- Tenure: Freehold



This terraced house, currently listed for sale, presents itself in good condition and offers an excellent opportunity for first-time buyers, investors, and families alike. The house is particularly inviting due to its strategic location, which is within easy reach of public transport links, nearby schools, local amenities, walking routes, and the town centre.

The property boasts three reception areas, providing ample space for relaxation and entertainment. The first reception room is a dining area, neatly designed, open plan from the kitchen. The second is a cosy lounge adorned with a fire surround and a bay window that allows in an abundance of natural light. The third reception room, though small, can be utilised as a hobby room or study, depending on your preferences.

The kitchen is stylishly fitted with an oven and hob, plumbing for a washer, and space for a tumble dryer. It's designed open-plan to the dining area, creating a seamless entertaining space.

There are three bedrooms in the house. The first bedroom is a double room with built-in wardrobes, offering ample storage space. The other two bedrooms are spacious and can be tailored to meet your needs.

The house also features a bathroom equipped with a shower over bath, sink, and WC. Other unique features of the property include no chain, majority uPVC double glazing, gas central heating, and a low maintenance garden. This property is ready to be your new home or investment.

#### Measurements

Lounge 3.12m X 4.83m

Kitchen/Diner 2.86m X 7.87m

Hobby/Study Room 2.21m X 2.18m

Bedroom 1 4.15m X 3.54m

Bedroom 2 3.00m X 2.34m

Bedroom 3 2.82m X 2.82m

Bathroom 1.79m X 1.61m

#### 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.

#### Majority Double Glazing\*

The whole property is uPVC double glazed except 3 windows which can be found in the hobby room, dining area and bathroom.

**Ground Floor**



**First Floor**



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.



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

**lovelle**

01472 251918  
grimsby@lovelle.co.uk