

Buy. Sell. Rent. Let.



Heneage Road, Grimsby



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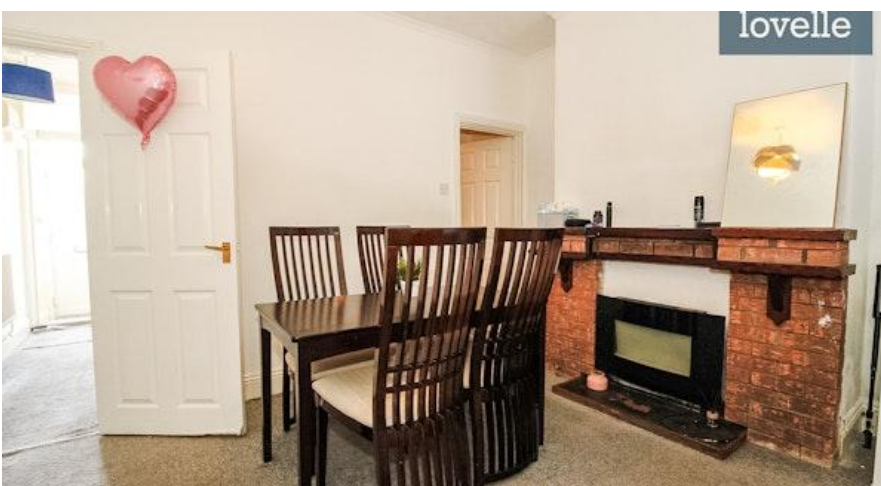
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When it comes to
property it must be


lovelle



Offers over £69,500



This spacious and well-appointed end of terrace house offers three double bedrooms, two generous reception rooms, a modern kitchen, enclosed garden, and excellent access to local amenities and transport—making it ideal for first-time buyers or investors seeking comfort and convenience.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 3 Bedrooms
- End of Terrace House
- Close to Town Centre
- Currently vacant
- EPC rating D
- Tenure: Freehold



ATTENTION BTL INVESTORS!! Previously let on an AST producing £575pcm / £6900pa.

Lovelle brings to market this end of terrace house, ideally located within an urban area, providing convenient access to public transport links and a variety of local amenities. Perfect for first time buyers or investors, this property combines spacious living with practical features, offering excellent potential for comfortable family life or future rental income.

Internally, the accommodation is arranged across two generous reception rooms, with one featuring a bay window allowing ample natural light and the other ideally suited as a dining area. The well-equipped kitchen benefits from plentiful worktop space, natural light, and designated spaces for both a cooker and washer, making it both practical and inviting for everyday use.

The property boasts three generous size bedrooms, providing ample space for family or guests. The bright and functional bathroom is fitted with a WC, sink, and a bath with shower, catering to all your needs.

Additional benefits include UPVC double glazing throughout and gas central heating, ensuring year-round comfort and energy efficiency. Externally, the enclosed garden offers a private outdoor retreat, ideal for relaxation or entertaining.

This is a fantastic opportunity to acquire a spacious and conveniently located residence, ready to welcome its new owners. Early viewing is highly recommended.

Measurements

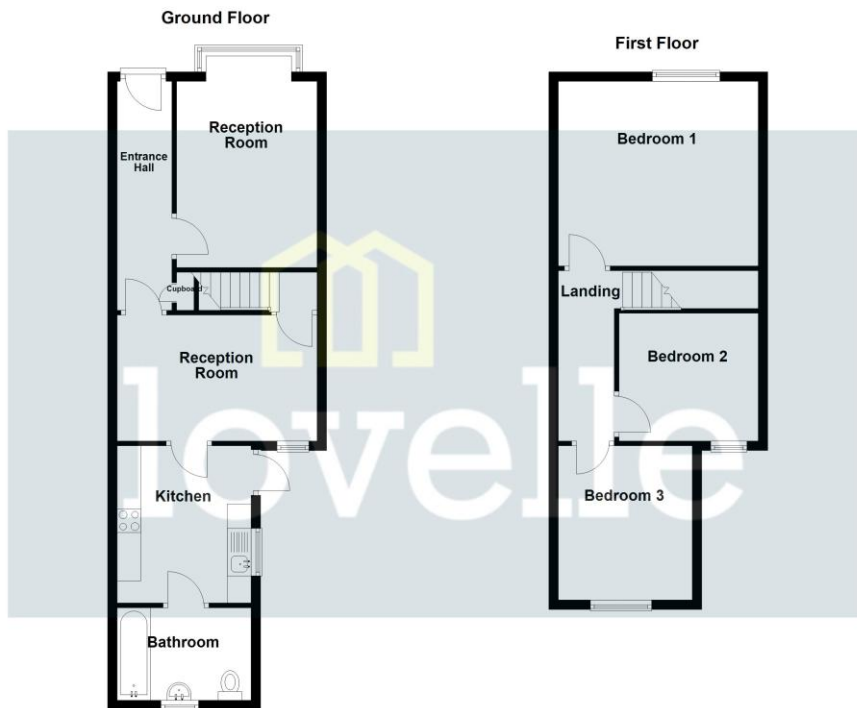
Reception room 1 3.27m x 2.98m
Reception room 2 3.29m x 4.00m
Kitchen 3.84m x 2.30m
Bathroom 1.69m x 2.35m
Bedroom 1 4.03m x 3.30m
Bedroom 2 2.86m x 3.04m
Bedroom 3 3.72m x 2.35m

Disclaimer

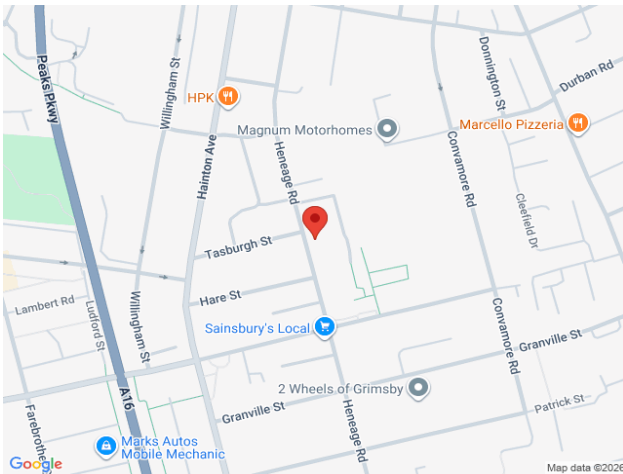
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



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.



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01472 251918

grimsby@lovelle.co.uk

