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Gervase Holles Way, Grimsby



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When it comes to
property it must be


lovelle



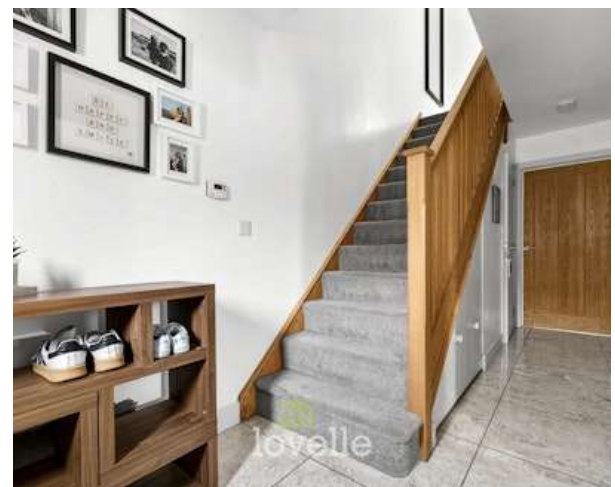
£185,000



A modern three-bedroom end-terrace home in a well-connected Grimsby neighbourhood, featuring open-plan living spaces, a landscaped rear garden, off-road parking, and practical family-friendly amenities.

Key Features

- Semi-detached house
- Three bedrooms & two bathrooms
- Spacious lounge, kitchen/diner & cloakroom
- Popular location
- Well presented
- uPVC DG & GCH
- EPC rating B
- Tenure: Freehold





Lovelle offer to market this three-bedroom end of terrace house in a well-connected residential area of Grimsby, offering modern accommodation with a generous landscaped garden and practical features suited to both first-time buyers and families.

The property is approached via a driveway providing off-road parking. A welcoming hallway gives access to the main accommodation, with a useful cloakroom under the stairs comprising WC and sink.

To the front, the spacious lounge features a bay window, dual-aspect windows and shutter blinds, creating a bright and comfortable living area. The lounge enjoys an open plan layout through to the dining space, enhancing the sense of flow and making it well suited to everyday family use. At the rear, the modern kitchen/diner is fitted with high gloss units, modern worktops, oven and hob, sink and plumbing for a washing machine. French doors open directly onto the garden, linking indoor and outdoor spaces.

Upstairs, the main bedroom is a good-sized double with built-in wardrobes and an en-suite shower room comprising shower, WC and sink with vanity. The second bedroom is another double, and the third is a large single. The family bathroom includes a bath with shower over, WC and sink with vanity unit.

The rear garden is a notable feature, being generous in size and well landscaped with artificial grass, flower borders and defined patio areas, providing distinct zones for seating and play. The property benefits from uPVC double glazing and gas central heating.

The house is situated in Grimsby within easy reach of local amenities including everyday shops, supermarkets and services. There are nearby schools catering for different age groups, making the location practical for families seeking access to education within the local area. A nearby hospital provides convenient access to healthcare facilities.

Grimsby Town railway station offers services to destinations such as Manchester and Sheffield via connecting routes, as well as links across North East Lincolnshire. Journey times into regional hubs are typically around 1-2 hours depending on the service and connection. Local bus services operate throughout the town, providing options for travel to the town centre, surrounding neighbourhoods and the wider area. The road network also allows straightforward access by car to nearby coastal locations and other Lincolnshire towns.

Overall, this three-bedroom end of terrace house presents well-arranged accommodation with modern fittings, a practical layout and outdoor space that supports both relaxation and home working.

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.

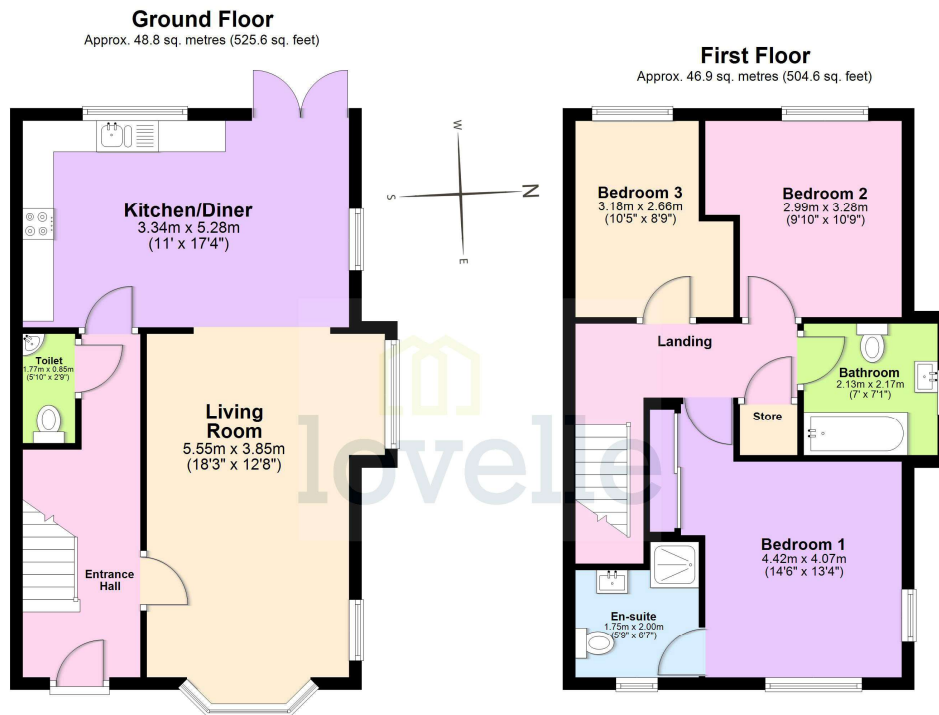
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Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

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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