



**Elsenham Road  
Grimsby, DN31 2QP**

Guide Price £70,000

**GOO**  
GetAnOffer



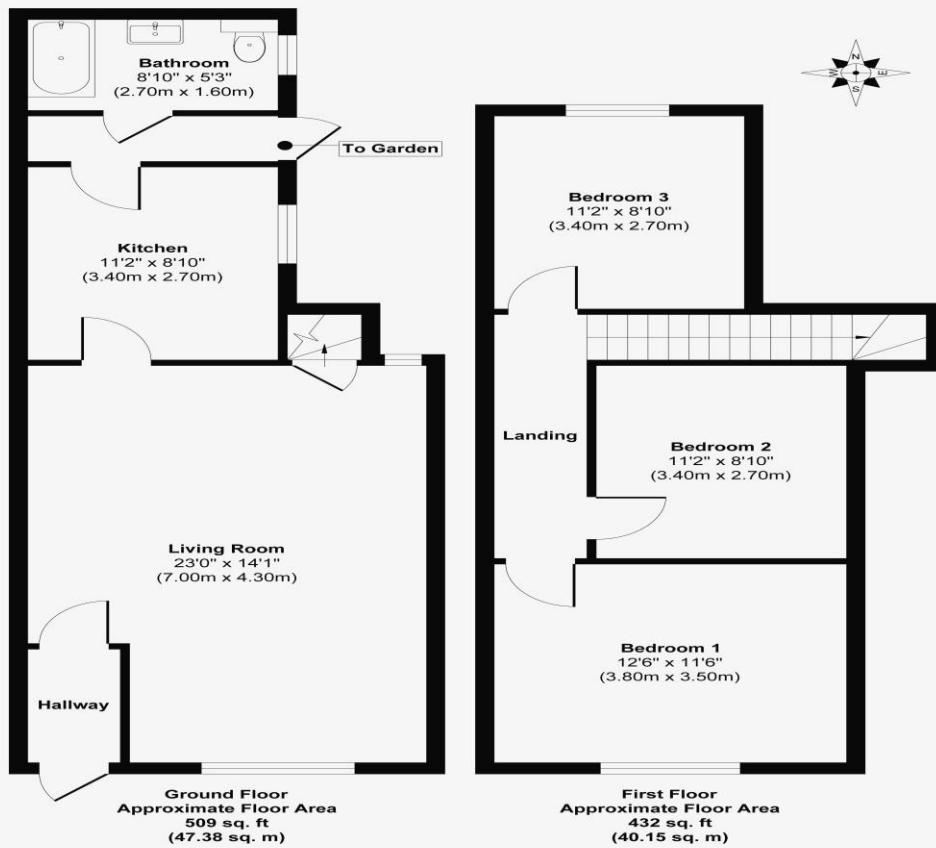
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## MAIN FEATURES:

- Well Presented Mid Terrace House
  - Refitted Kitchen
  - Good Size Lounge/Diner
  - Downstairs Bathroom/WC
  - Three Bedrooms
  - Low Maintenance Rear Garden
  - Landlords Only - Paying Tenant in Situ
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An excellent opportunity for landlords and property investors to acquire this well-presented mid-terrace home, offered for sale with a reliable tenant already in situ, providing an immediate rental income from completion. The accommodation comprises a spacious lounge/diner, offering ample living and dining space, together with a recently refitted modern kitchen. The ground floor also benefits from a family bathroom/WC. To the first floor are three generously sized double bedrooms, making the property attractive to a wide range of tenants. Externally, the property features a low-maintenance rear garden, ideal for tenants seeking outdoor space without the upkeep.

Situated within a popular residential area of Grimsby, Elsenham Road is conveniently located close to local shops, schools, supermarkets and a range of everyday amenities. Excellent road links and public transport connections provide easy access to Grimsby town centre, the docks and surrounding employment areas, helping to support strong rental demand. The nearby seafront at Cleethorpes offers additional leisure and recreational opportunities for residents. This ready-made investment combines comfortable accommodation, a convenient location and immediate rental income, making it an attractive addition to any property portfolio. Landlords only – sold with tenant in situ. Viewing highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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