



3 St. Augustine Avenue, Grimsby, North East Lincolnshire, DN32 0JL
£100,000

Key Features:

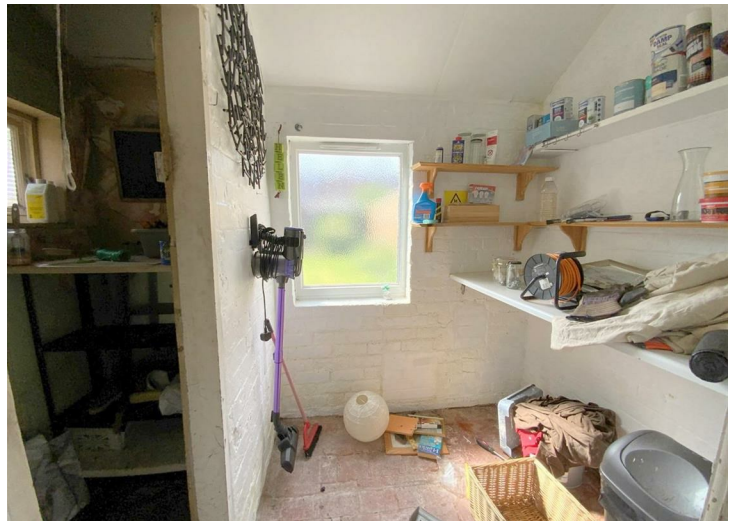
- Traditional Mid Terrace Home
- Popular, Established Grimsby Location
- Close to Parks, Schools & Colleges
- Retains Original Features
- Great Potential for Renovation
- Two Spacious Reception Rooms
- Kitchen with Rear Utility Space
- Three Bedrooms & Bathroom to the First Floor
- No Forward Chain

Situated in this established area off Weelsby Road, a traditional three bedroom mid terrace home ideally positioned for popular schools, colleges, parks, and within close proximity to the town centre.

The property benefits from original features throughout, including high ceilings, tiled floors and period fireplaces, and offers excellent potential for renovation, making it an ideal purchase for investors, first-time buyers or those looking to create a home to their own specification and style.

The accommodation comprises an entrance hall, bay fronted lounge, dining room, kitchen, and rear utility space, providing a flexible layout. To the first floor are three bedrooms and a family bathroom. The property stands with front and rear gardens.

Offered for sale with no forward chain.



LOUNGE
13'1" x 11'1" (4.01 x 3.38)

DINING ROOM
13'3" x 11'7" (4.05 x 3.54)

KITCHEN DINER
14'10" x 8'11" (4.53 x 2.73)

UTILITY AREA
9'4" x 5'4" (2.86 x 1.64)

FIRST FLOOR

BEDROOM 1
14'7" x 11'1" (4.45 x 3.38)

BEDROOM 2
13'2" x 9'1" (4.03 x 2.77)

BEDROOM 3
8'11" x 8'11" (2.74 x 2.73)

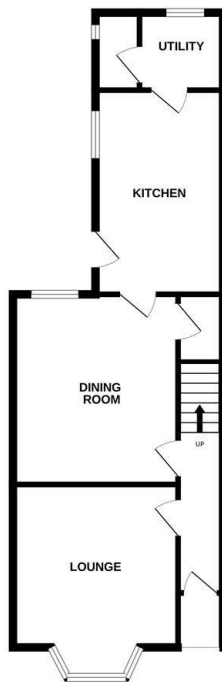
FAMILY BATHROOM
5'10" x 5'6" (1.78 x 1.70)

TENURE
FREEHOLD

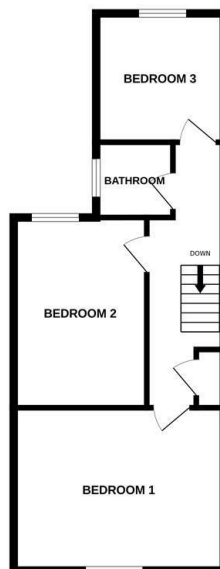
COUNCIL TAX BAND
A



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

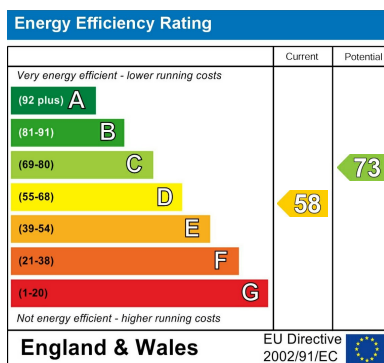


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2019



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore