



4 St. Augustine Avenue, Grimsby, DN32 0JL
£130,000

Key Features:

- Traditional Four Bedroom Mid Terrace Home
- Spacious Family Accommodation
- Modern Fitted Kitchen
- Downstairs Bath/Shower Room
- Open Plan Lounge/Dining Room
- Low Maintenance Rear Garden
- No Forward Chain



A traditional four bedroom mid terrace home found in this established residential area off Weelsby Road. Ideally situated within close proximity of the town centre, People's Park, and popular local schools. Offering good sized family accommodation, comprising; entrance hall, lounge/dining room, a modern fitted kitchen, downstairs bath/shower room, and to the first floor are four bedrooms, including three doubles. The property benefits from a new gas central heating boiler installed just this year, adding to the home's comfort and efficiency. An ideal first time purchase/rental investmentOffered for sale with no forward chain.



ENTRANCE HALL

Accessed via a front entrance porch. With staircase to the first floor.

LOUNGE/DINING ROOM

24'8" x 11'2" (7.52 x 3.41)

Measured at maximum width.

A dual aspect double reception room, with fireplace incorporating an electric fire.

KITCHEN

15'1" x 9'3" (4.61 x 2.84)

Fitted with a range of modern units, and work tops incorporating a breakfast bar. Built-in oven, gas hob, plumbing for a washing machine, and space for further appliances. Side aspect window.



REAR ENTRANCE LOBBY

With a built-in storage cupboard, and wall mounted gas central heating boiler - New 2025.

BATHROOM

8'3" x 6'2" (2.53 x 1.90)

Fitted with a panelled bath, shower recess, pedestal basin, and wc.



FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

14'8" x 12'0" (4.49 x 3.67)

To front aspect, with fitted wardrobes.

BEDROOM 2

12'2" x 9'3" (3.73 x 2.82)

To rear aspect.

BEDROOM 3

9'4" x 7'1" (2.86 x 2.17)

To rear aspect.

BEDROOM 4

7'8" x 6'3" (2.35 x 1.91)

To side aspect.

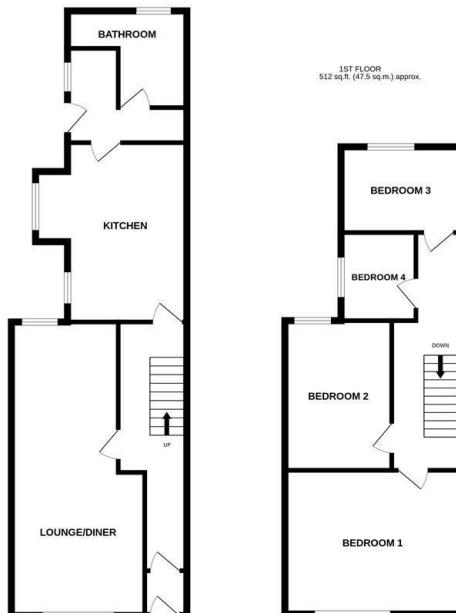
TENURE

FREEHOLD

COUNCIL TAX

A





TOTAL FLOOR AREA: 1193 sq ft. (107.3 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general information only and are not to scale. They are not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrimap ©2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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