



314 Wellington Street, Grimsby, North East Lincolnshire, DN32 7JR
£80,000

Key Features:

- Traditional Three Bedroom Mid Terrace Home
- Established Central Grimsby Location
- Deceptively Spacious
- Well Maintained Accommodation
- Low Maintenance Gardens
- No Forward Chain

Deceptively spacious and well maintained, this traditional mid terrace home is situated in an established area of Grimsby, conveniently positioned close to a wide range of local amenities and within easy reach of the town centre.

The accommodation is accessed via an entrance porch leading into a generous living room, creating a welcoming main reception space. A separate dining room provides additional and versatile living space, ideal for families or those requiring flexibility for everyday use.

The kitchen is fitted with a range of units and incorporates a built-in oven, five-ring gas hob, and integrated fridge/freezer. To the rear, the conservatory offers further living space with views over the garden.

To the first floor are three bedrooms, including a spacious main bedroom, and a modern shower room featuring a large walk-in shower.

Externally, the property benefits from well kept gardens providing manageable outdoor space.

Offered for sale with no forward chain.



LIVING ROOM
26'0" x 15'5" (7.93 x 4.70)

DINING ROOM
15'1" x 9'6" (4.62 x 2.92)

KITCHEN
10'5" x 9'6" (3.20 x 2.90)

CONSERVATORY
9'1" x 8'3" (2.78 x 2.52)

FIRST FLOOR

BEDROOM 1
15'6" x 12'4" (4.73 x 3.77)

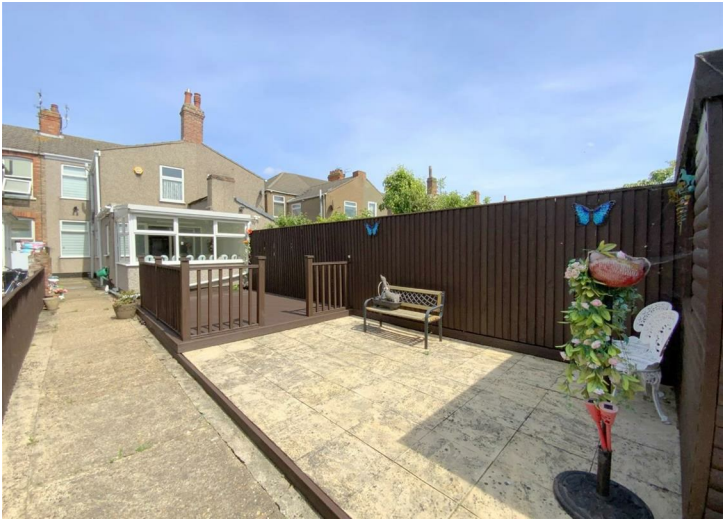
BEDROOM 2
13'3" x 10'3" (4.06 x 3.13)

BEDROOM 3
9'6" x 9'1" (2.91 x 2.77)

SHOWER ROOM
6'7" x 5'2" (2.01 x 1.60)

TENURE
Freehold

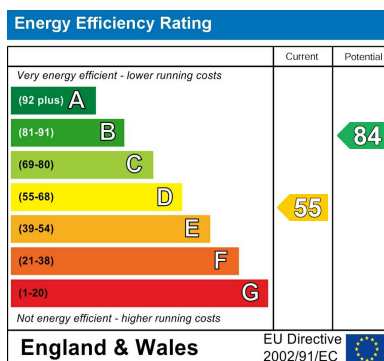
COUNCIL TAX BAND
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TOTAL FLOOR AREA: 1255 sq ft (116.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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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