

St. Augustine Avenue
Grimsby, DN32 0LD

£205,000

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MAIN FEATURES:

- **Versatile Mid Terrace House Arranged as a Licensed HMO**
- **Good Size Kitchen & Lounge/Diner**
- **Ground Floor Shower Room & First Floor Bathroom/WC**
- **Six Rooms - All with Paying Tenant in Situ**
- **Good Size Rear Garden**
- **Landlord Only**

Offered for sale is this six-bedroom, fully licensed HMO situated on St Augustine Avenue in Grimsby. The property presents an excellent opportunity for investors looking to add an established rental property to their portfolio. The accommodation comprises six bedrooms, a good-sized fitted kitchen, a spacious lounge/diner, a ground floor shower room and a first floor family bathroom/WC. Externally, the property benefits from a good-sized rear garden, providing useful outdoor space for tenants.

The property is currently fully tenanted and professionally managed, providing an immediate rental income from completion. With an existing HMO licence and compliance documentation in place, this is an ideal opportunity for both experienced landlords and those looking to enter the HMO investment market.

Situated within an established residential area of Grimsby, the property benefits from convenient access to local shops, amenities and public transport links. Grimsby town centre is also within easy reach, offering a wider range of shopping facilities, restaurants and services. An established investment opportunity with existing tenants in situ.

Further details regarding rental income, tenancy arrangements and HMO licensing are available upon request.



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.

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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