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St Augustine Avenue, Grimsby



When it comes to
property it must be





Offers in excess of £175,000

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This spacious four-bedroom end-terrace house, full of character and period features, offers flexible living spaces and a large garden in a prime town centre location close to amenities and schools, and presents an excellent opportunity for investors or families seeking a home to modernise.

Key Features

- End of Terrace
- Four Bedrooms, Three Reception Rooms
- Majority uPVC DG & Part Timber SG
- Central Town Location
- Characterful Features
- Gas Central Heated
- EPC rating C
- Tenure: Freehold





We are delighted to present this very large, end of terrace house, offered for sale and ideally suited to investors and families alike. Occupying a prime town centre location, this property benefits from close proximity to local amenities, reputable schools, convenient public transport links, and nearby parks, making it a highly desirable home for those seeking community living and accessibility.

Requiring modernisation, this characterful property offers substantial accommodation throughout, with three generous reception rooms providing fantastic flexibility for family life, entertaining, or working from home. The first reception room boasts an open fire and large bay window, bathing the space in natural light. The second, can serve as either an additional living room or a bedroom.

The enormous open plan kitchen forms the heart of the home and is well-equipped with wall and base units, oven, gas hob, plumbing for a dishwasher and washer, and direct access to the garden—an ideal setting for outdoor relaxation or play. Open plan from the kitchen is a wonderful living/dining space featuring a bay window and a decorative original stove that adds unique charm.

Upstairs, there are four spacious double bedrooms, making it perfect for growing families. The main bathroom is appointed with a bath, separate shower, WC, and sink, catering to the demands of modern life.

The property also benefits from majority UPVC double glazing with part being timber single glazing, and gas central heating throughout. With its impressive size and inherent period features, this house represents an exceptional opportunity to create a bespoke family residence in a sought-after central location. Early viewing is highly recommended.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

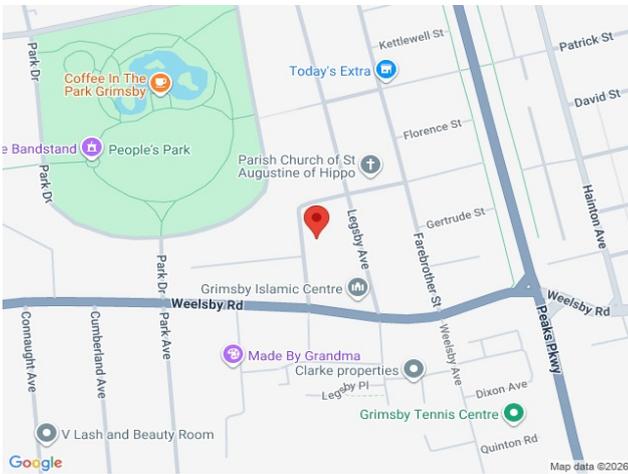
Conservation Area

The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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