



**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**

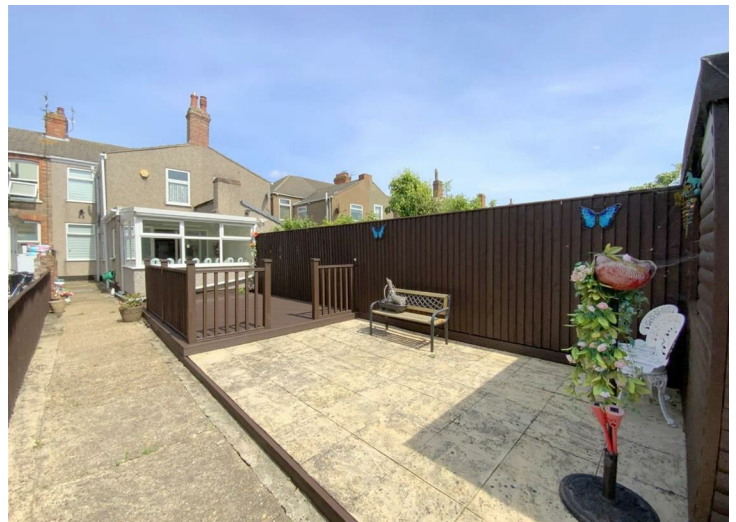
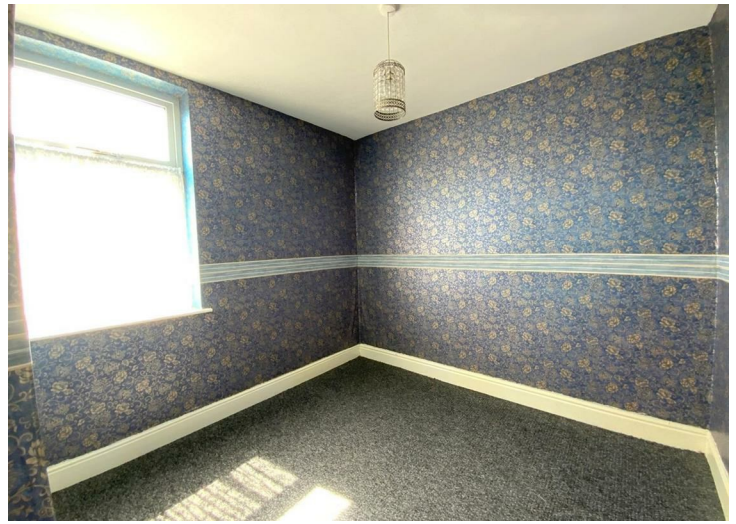
6'7" x 5'2" (2.01 x 1.60)

**TENURE**

Freehold

**COUNCIL TAX BAND**

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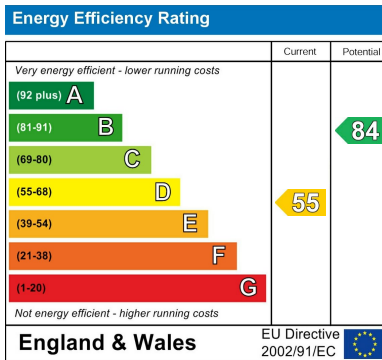


GROUND FLOOR  
712 sq ft (66.2 sq m) approx.



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 floors, windows, doors 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 Metronix C2008



### 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

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