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St. Augustine Avenue

Grimsby
DN32 0JL

Offers in the Region Of £134,000

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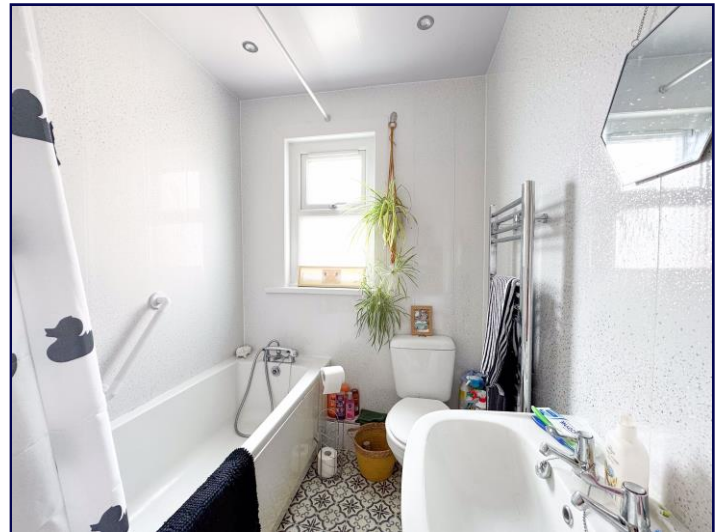
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Property Introduction

Located in a popular residential area of Grimsby, this well-presented three-bedroom mid-terrace home on St Augustine Avenue is an excellent choice for families, first-time buyers, or investors. The property offers spacious accommodation arranged over two floors, with a layout designed for comfortable living. The ground floor comprises a welcoming lounge, a dining room off the lounge ideal for family meals and entertaining, a fitted kitchen, and the added convenience of a utility room and WC. To the first floor are three good-sized bedrooms, served by a modern family bathroom. Externally, the home boasts a delightful rear garden that has been landscaped for low maintenance, providing a private and attractive outdoor space to enjoy throughout the year. Well-positioned for access to local amenities, schools, and transport links, this property combines practicality with charm. Offering a move-in ready feel, it is sure to appeal to a wide range of buyers. Early viewing is strongly recommended.

Entrance Hall

Entering the property reveals coving to the ceiling and a radiator.

Lounge

11' 3" x 11' 1" (3.43m x 3.37m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

13' 3" x 11' 6" (4.03m x 3.50m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard and the room flows open plan into the lounge.

Kitchen

14' 11" x 8' 10" (4.55m x 2.70m)

The kitchen has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted units, a one and a half sink and drainer, an electric oven and gas hob with an extractor over. There is also an integral fridge-freezer.

Utility room

5' 3" x 8' 10" (1.59m x 2.70m)

The utility room has a window and door to the rear elevation, a radiator and laminate flooring. There is also plumbing for a washing machine and the WC is also included within this room.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

11' 4" x 14' 8" (3.46m x 4.46m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

13' 3" x 9' 1" (4.03m x 2.78m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 0" x 8' 11" (2.74m x 2.72m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

5' 7" x 5' 9" (1.69m x 1.75m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Outside

To the front there is a small garden space accessed through a gate and enclosed by perimeter walls. The rear garden is a lovely tranquil setting with a superb low maintenance area with raised beds with a seating area within and two patio areas ideal for alfresco dining and catching the sun at different times.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

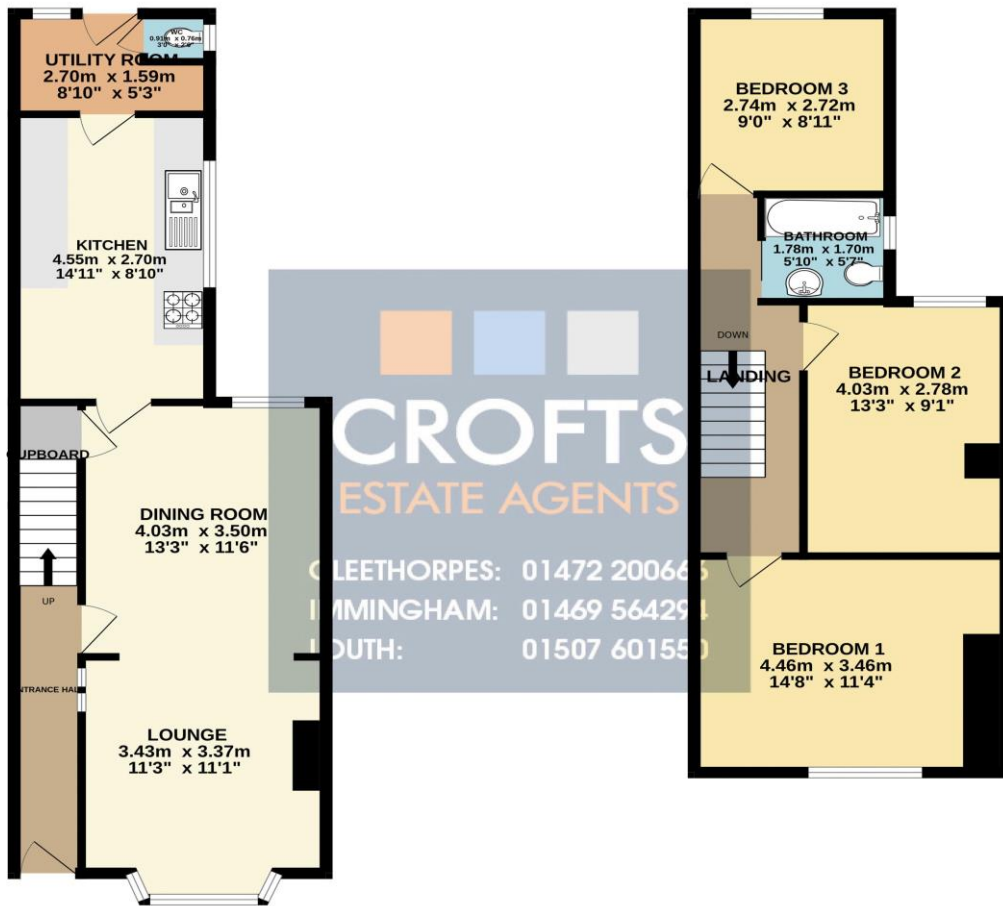
Council Tax Information

Band A: To confirm council tax banding for this property please



GROUND FLOOR
49.3 sq.m. (530 sq.ft.) approx.

1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA: 92.5 sq.m. (996 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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