

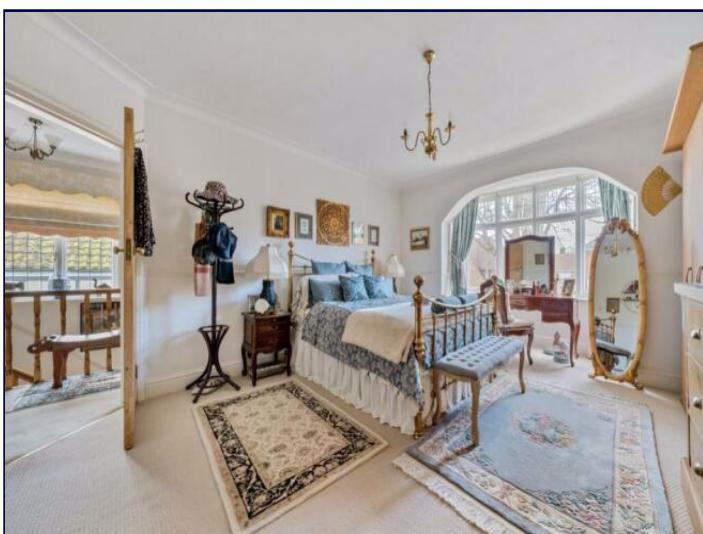
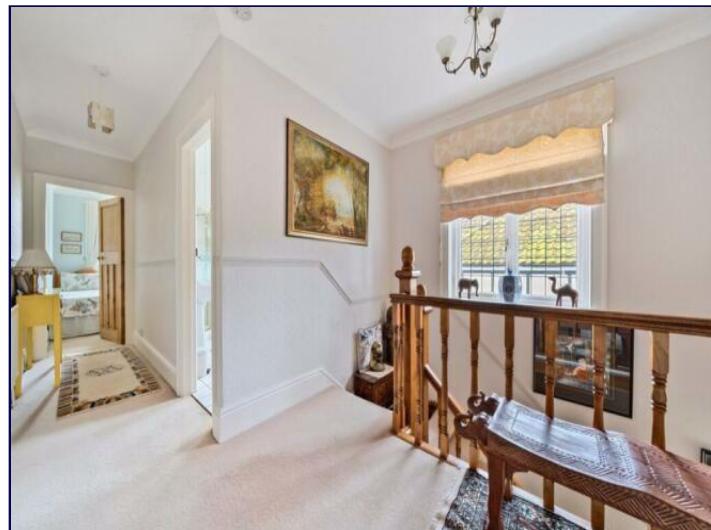
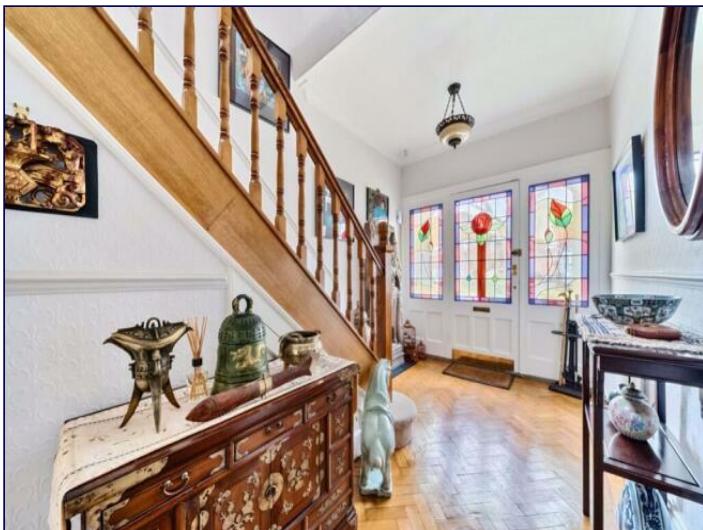


## Augusta Street

Grimsby  
DN34 4TD

£325,000

Crofts estate agents are delighted to bring to the market this spectacular 4 bedroom semi detached family home situated in the heart of Grimsby. A rare opportunity to purchase a property like this which retains the character, charm and original features from the Edwardian era. A property that will no doubt appeal to a variety of buyers, interested parties are advised to call our Cleethorpes office on 01472 200666 to register their interest.



## Over view

Upon entering the large Entrance Hall, viewers are met with the original parquet flooring, with high ceilings and deep skirting's befitting a property of this period. The cloakroom is conveniently positioned off the hall complete with WC and washbasin. There are two spacious Reception Rooms, the Lounge, which is located to the front, benefitting from a large bay windows. To the rear is the formal Dining Room which opens into the Conservatory. French doors are also located off the Conservatory, leading to an outstanding, transformed garden which has been done to a very high standard, offering space, privacy and perfect for outdoor entertainment! A well-appointed Kitchen completes the Ground Floor accommodation with a range of base and eye level units, wooden worktops and ceramic sink, terracotta tiled flooring, and ample space for a further dining area. To the First Floor there are four generous Bedrooms, boasting three double rooms. The Master bedroom has the added floor space of the beautiful bay window which mirrors the Lounge. Bedrooms two and three have fitted wardrobes with the fourth Bedroom having a delightful bow window which looks out onto Augusta street. The family Bathroom is fully tiled incorporating a 4 piece Bathroom Suite with shower cubicle and wall mounted mixer shower. Externally, the property has nice frontage with plentiful off-road parking and an attached garage to the side. Viewings are highly recommended to fully appreciate what this beautiful four bedroom detached family home has to offer.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

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**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.

**Viewings**

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

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



## GROUND FLOOR

## 1ST FLOOR



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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