



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



26 St. Augustine Avenue
Grimsby
DN32 0LD

Offers in the Region Of
£150,000

Charming Period Property with Original Features This gorgeous three-bedroom period property is a rare gem, retaining many of its original features, including windows, coving, and fireplaces. With tall ceilings and generous accommodation over two floors, this property exudes character and charm. Its kerb appeal is undeniable, making it a standout in the area. The interior boasts an original field storm porch, entrance hall, lounge with original bay, dining room, and spacious kitchen with utility room. The convenience of a ground floor cloakroom adds to the property's practicality. Polished and varnished stairs and landing lead to two generous double bedrooms, one single bedroom, and a family bathroom on the first floor. The rear garden offers plenty of outside entertaining space, with low-maintenance patio areas and secure boundaries. Perfect for those seeking a unique blend of history and charm, this property is a must-see. With its original features, generous accommodation, and beautiful garden, it's an ideal home for anyone looking to own a piece of the past. Contact us today to arrange a viewing and make this property your dream home!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

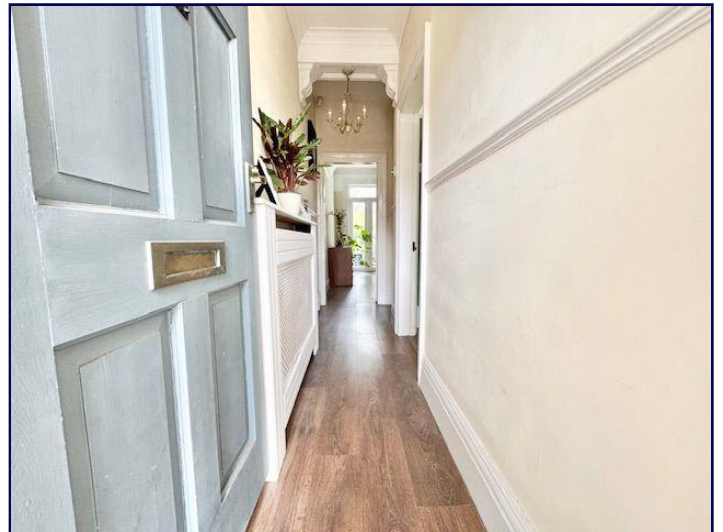
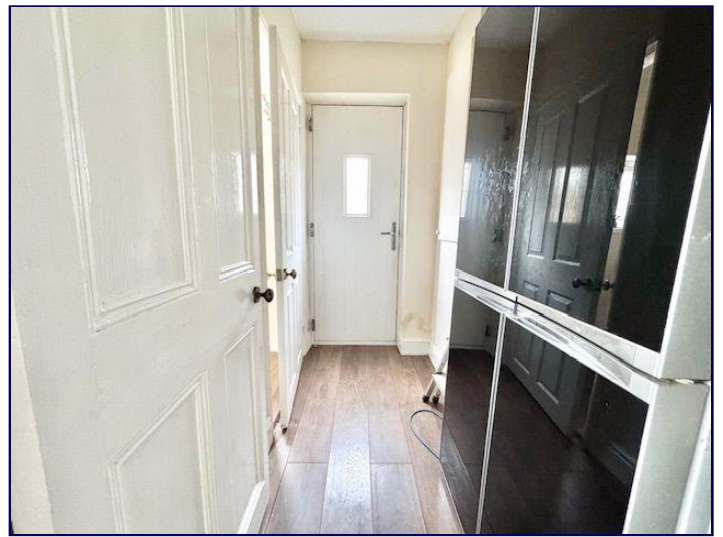
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Entrance porch

3' 9" x 3' 1" (1.14m x 0.95m)

With original Minton tiled floor, cream decor with dado and pendant light.

Entrance hall

12' 0" x 3' 1" (3.67m x 0.95m)

With wood laminate flooring, cream decor with original coving and dado rail, radiator with cover and pendant light.

Lounge

12' 1" x 11' 8" (3.68m x 3.55m)

Beautiful period room with tall ceilings having original coving, cream and white decor with picture rail, original sash windows, original wood open fireplace with cast iron and tile inset and black tiled hearth, pendant light and radiator.

Dining room

11' 11" x 15' 2" (3.63m x 4.62m)

A nice sized room with cream and white decor, coving and picture rail, pendant light and ceiling rose, wood laminate flooring, uPVC French doors to the rear, radiator with cover, original open cast iron fireplace with black tiled hearth and tiled inset.

Kitchen

12' 0" x 9' 5" (3.66m x 2.87m)

Cream wall and base units with complimentary work tops and sink drainer run along each side of the room with room for large range cooker, there's a uPVC window to one side, wood laminate flooring, ceiling light and space for washing machine or dishwasher.

Utility room

6' 8" x 4' 11" (2.02m x 1.51m)

The utility has space for tall fridge freezer with frosted door to rear, wood laminate flooring, cream decor and pendant light.

Cloakroom

6' 8" x 4' 1" (2.02m x 1.24m)

A useful cloakroom has WC and sink, cream decor, wood laminate flooring, pendant light and frosted uPVC window to the rear.

Stairs and landing

The stairs and landing have been sanded and varnished with both areas having cream decor with dado rail, two pendant lights and loft access.

Bedroom One

12' 1" x 15' 2" (3.68m x 4.62m)

A large main bedroom to the front has uPVC window, varnished wood floor, mushroom decor with feature wall o coving and picture rail, cast iron fireplace with open fire and tiled hearth

Bedroom Two

11' 11" x 11' 11" (3.64m x 3.62m)

Again with varnished floor boards, cream and white decor with picture rail, radiator with cover, pendant light, uPVC window to rear and built in storage.

Bedroom Three

12' 0" x 6' 2" (3.65m x 1.87m)

A smaller third bedroom has uPVC window to the side, varnished floor boards, cream decor and dado and radiator.

Family Bathroom

6' 8" x 9' 4" (2.03m x 2.84m)

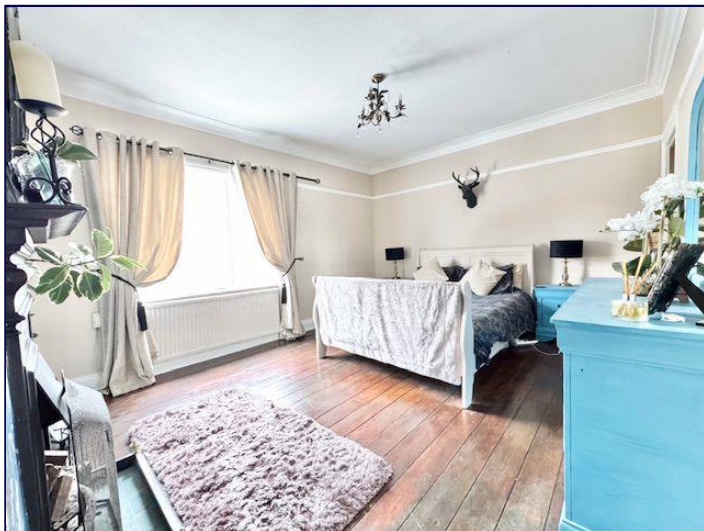
With white three piece bathroom suite, telephone tap shower, tiled splash backs, half panelled wood walls, blue decor, ceiling light, varnished wood floor, uPVC window to the rear and radiator with cover.

Front garden

An attractive frontage has large stone gravel, slab patio to the storm porch, wall and iron gate to the front and fence to the sides.

Rear garden

A large rear garden has concrete path to iron gate, stone and gravel patio areas, tall timber fence and wall boundaries.



Tenure

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

Services

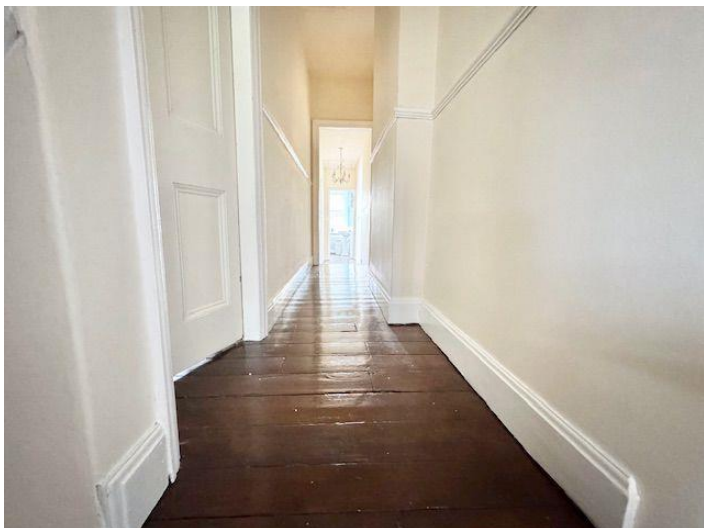
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

Band A: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti



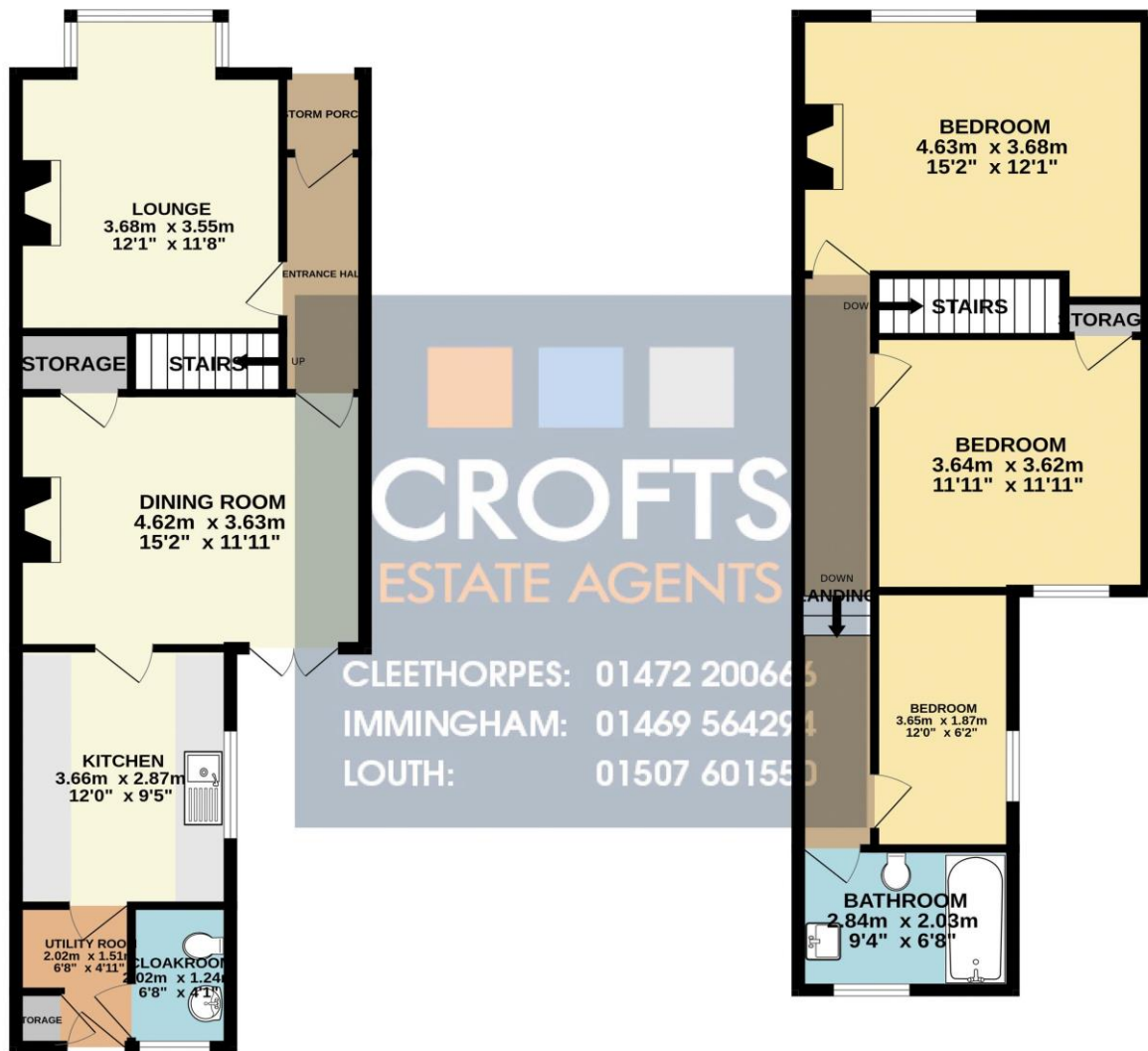


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
54.4 sq.m. (585 sq.ft.) approx.

1ST FLOOR
53.4 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA : 107.7 sq.m. (1160 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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