



CROFTS ESTATE AGENTS

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



Cedar Drive

Immingham
DN40 2JE

Offers in the Region Of
£199,950

Crofts Estate Agents of Immingham and surrounding area's are delighted to bring to the market and being sold with NO FORWARD CHAIN this spacious FIVE bed semi detached house, situated in a popular part of Immingham. Tucked away within the corner of this quiet and residential area is this rather large home which is currently generating a combined rental income of £24,000. The property is nearby to a variety of local amenities and presents itself as an ideal family home or possible investment opportunity. Set across three floors this home comprises of entrance hallway, lounge and kitchen diner. to the first floor there are three bedrooms, separate WC and bathroom. On the third floor there are a further two more bedrooms, both being doubles. Externally there is ample off road parking to the front, detached garage and a generous size rear garden.

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 :

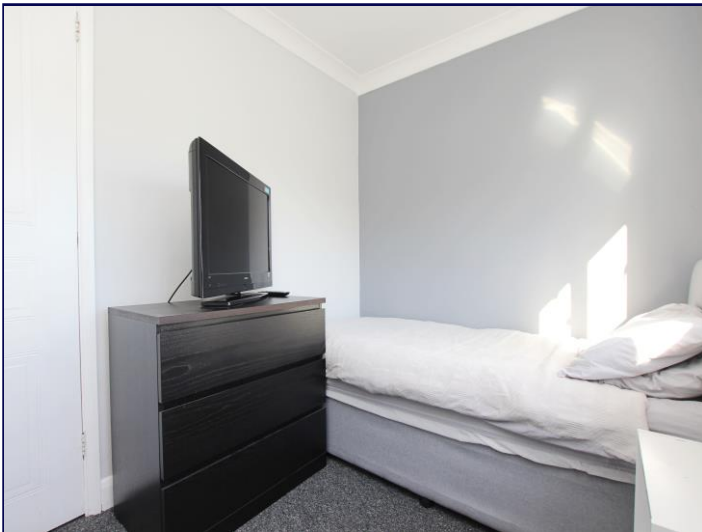
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Lounge

13' 2" x 17' 11" (4.01m x 5.46m)

Deceptively spacious, this living space is ideal for entertaining guests or enjoying family time. The room comprises of laminate flooring, gas fire with surround, coving and uPVC windows to the front elevation.

Kitchen/Diner

11' 11" x 17' 11" (3.63m x 5.46m)

Open planned, this large kitchen diner boasts a range of base and wall mounted units, along with integral oven, hob and extractor above, tiled floor, LED lights and uPVC french doors which open out to the rear garden.

Bedroom 1

11' 9" x 15' 5" (3.58m x 4.70m)

Bedroom one briefly comprises of carpeted flooring, radiator, storage area, modern decor, coving and uPVC window to the rear elevation.

Bedroom 2

9' 2" x 16' 7" (2.79m x 5.05m)

Bedroom two briefly comprises of carpeted flooring storage area, radiator and uPVC window to the front elevation.

Bedroom 3

8' 2" x 8' 10" (2.49m x 2.69m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 4

11' 3" x 14' 6" (3.43m x 4.42m)

Bedroom four, located on the second floor, consists of modern decor, carpeted flooring, velux window, LED lights and radiator.

Bedroom 5

7' 4" x 17' 11" (2.23m x 5.46m)

Bedroom five, located on the second floor, consists of modern decor, carpeted flooring, velux window, LED lights and radiator.

Bathroom

Located on the first floor, there bathroom benefits from a corner bath with shower above, vanity basin, and separate WC, which is next door to the bathroom. There is also tiled flooring and walls and uPVC window to the side elevation.

Tenure

Believed to be Leasehold, 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 B: To confirm council tax banding for this property please view the website 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 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

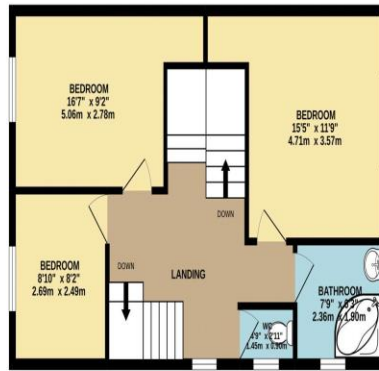
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



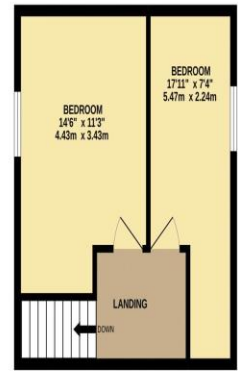
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



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

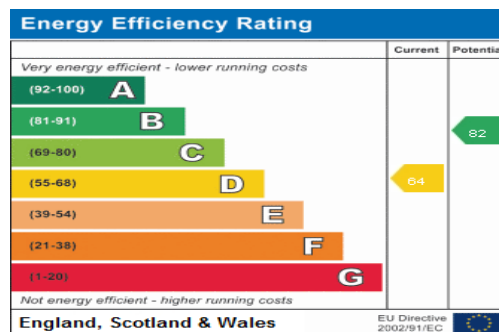


2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1469 sq.ft. (136.5 sq.m.) 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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