PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294



Station Road

Ulceby DN39 6UQ

Offers in the Region Of £176,300

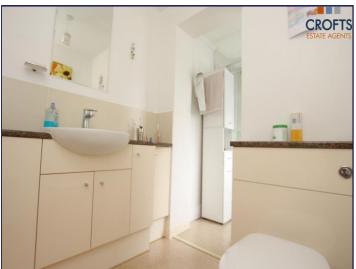
Crofts Estate Agents are delighted to bring to the market this two bed semi detached bungalow, found within the popular village of Ulceby. Occupying a corner plot and situated between James Place and Station Road, this bungalow offers deceptively spacious living, a selection of local amenities and excellent road links via the A180. The property is also only a short drive from Immingham and Grimsby Town and Humberside Airport. Internal viewing will reveal the porch, entrance hallway, lounge, dining room, extended kitchen, two bedrooms and shower room. Externally, there are generous size gardens to the front and rear with ample off road parking and detached garage to the side. Viewings are essential in order to truly appreciate all of what this beautifully presented bungalow has to offer.

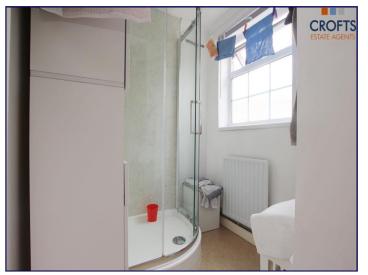
Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed









Lounge 10' 7" x 14' 0" (3.22m x 4.26m)

Dining Room 10' 5" x 10' 7" (3.17m x 3.22m)

Kitchen 8' 11" x 15' 6" (2.72m x 4.72m)

Bedroom 1 10' 9" x 14' 8" (3.27m x 4.47m)

Bedroom 2 9' 9'' x 10' 9'' (2.97m x 3.27m)

Shower Room

@croftsimmingham



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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 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 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 a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd 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 MORTAGE OR OTHER LOAN SECURED ON IT.

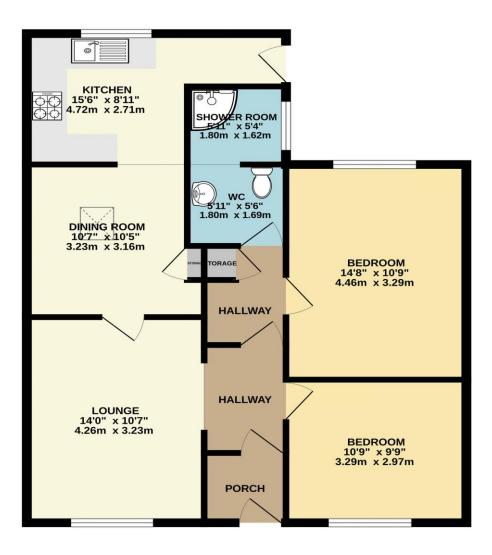




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TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other litems are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic 22023

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning regulation matters and as such all interested parties are advised to make their own enquires. In order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for derived in respective to the order of the durg on your other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or the their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, it runshings and contents are not included within this sale.