# PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294





St Denys Close

South Killingholme DN40 3EY

Offers in the Region Of £92,000

Crofts Estate Agents bring to the market this three bed mid link property, situated in the village of South Killingholme. This delightful property creates an ideal buy to let investment or first time purchase, with a rental income potential of £650PCM (8.5% yield) Internal viewing briefly comprises of lounge, dining room and spacious kitchen to the ground floor. Heading to the first will reveal three bedrooms and the family bathroom. Externally there are generous size and easy to maintain gardens to the front and rear.

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 area** 7' 1'' x 10' 7'' (2.16m x 3.22m)

**Kitchen** 10' 6" x 21' 2" (3.20m x 6.45m)

Bedroom 1 7' 7'' x 15' 1'' (2.31m x 4.59m)

Bedroom 2 10' 7" x 12' 8" (3.22m x 3.86m)

Bedroom 3 7' 8'' x 8' 6'' (2.34m x 2.59m)

Bathroom 6' 0'' x 7' 7'' (1.83m x 2.31m)

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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 A: 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

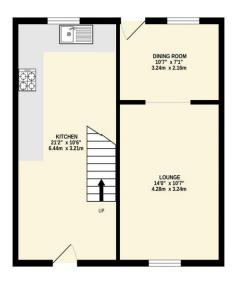
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

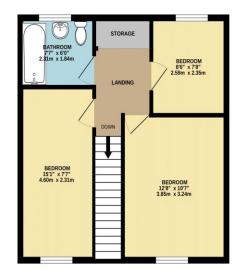
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.











TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx. White every attempt has been made to ensure the accuracy of the floopfan contained here, measurements of doors, windows, to mos and any other times are approximate and no responsibility iskein 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, spressman and applicance shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating				
Score	Energy rating		Current	Potential
92+	A			
81-91	в			85  B
69-80	С		71  C	
55-68	D			
39-54	E			
21-38		F		
1-20		G		

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 terrure, 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 derive right of their intended purpose. These details do not form any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, listures, 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, turnishings and contents are not included within this sate.