



St Denys Close

South Killingholme
DN40 3EY

Offers in the Region Of
£88,000

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.

OFFICE HOURS



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)

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.

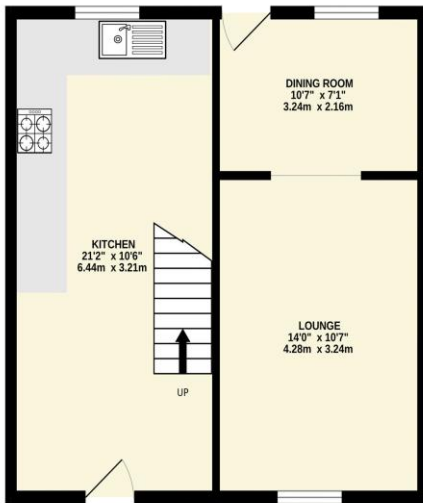
Mortgage and Financial Advice

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.

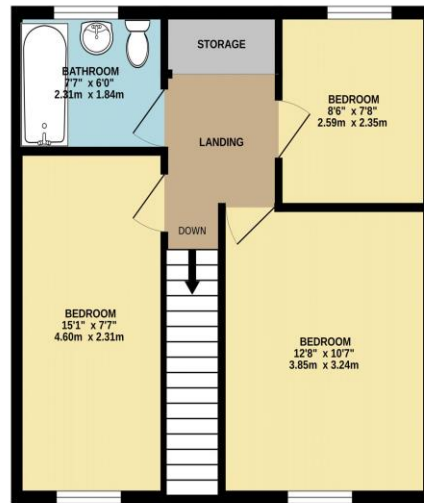
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		