



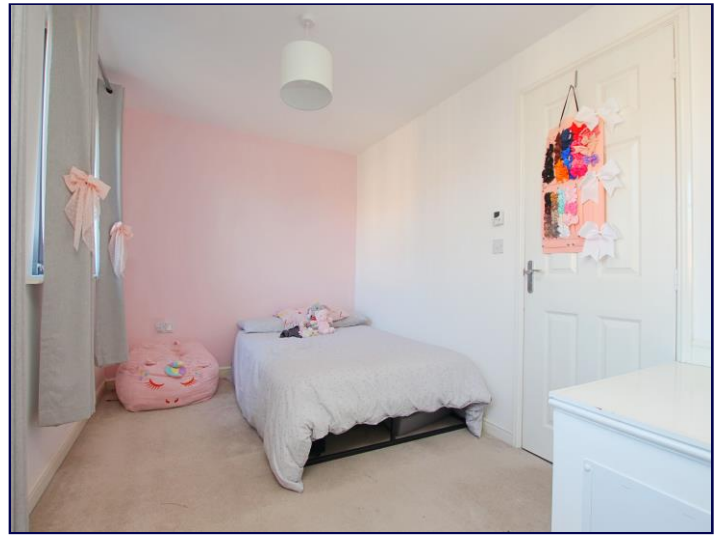
**Jersey Place
Immingham
Immingham
DN40 1PZ**

**Offers in the Region Of
£163,000**

Crofts Estate Agents are excited to bring to the market this three bed semi detached house, which is situated on a modern development in the heart of Immingham. Built in 2021 by Gleeson Homes, this modern home creates an ideal setting for a variety of buyers, with the property benefitting from gas central heating, uPVC double glazing and open plan kitchen-diner. A short drive from the property, will reveal the wide range of amenities the town has to offer, with post office, shops and public houses to name a few! Located in the corner of a quiet cul-de-sac, this home comprises of entrance hallway, lounge, WC and kitchen-diner. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally, there is off road parking and generous, low maintenance gardens to the front and rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

10' 10" x 13' 2" (3.30m x 4.01m)

Found at the rear of the property, the lounge benefits from modern decor with navy blue feature wall, laminate flooring, radiator, uPVC window and french doors which open out to the garden.

Kitchen/Diner

10' 1" x 16' 2" (3.07m x 4.92m)

This open plan kitchen diner provides both base and wall mounted units creating plenty of kitchen storage, with integral oven, hob and extractor above, sink with drainer and uPVC window to the side and front. There is also a breakfast bar, laminate flooring and tiled splash back.

WC

3' 1" x 5' 6" (0.94m x 1.68m)

The WC, which is located under the stair case comprises of WC, basin, extractor fan and laminate flooring.

Bedroom 1

8' 3" x 13' 2" (2.51m x 4.01m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor with feature wall and two uPVC windows to the front elevation.

Bedroom 2

7' 3" x 12' 8" (2.21m x 3.86m)

Bedroom two, which is also a double, benefits from carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

5' 11" x 9' 0" (1.80m x 2.74m)

The third bedroom briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

6' 1" x 7' 3" (1.85m x 2.21m)

Benefitting from a bath with shower above, WC, basin, radiator, vinyl flooring, extractor fan and uPVC window to the side elevation.

Externally

Externally, there is off road parking and generous, low maintenance gardens to the front and rear.

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

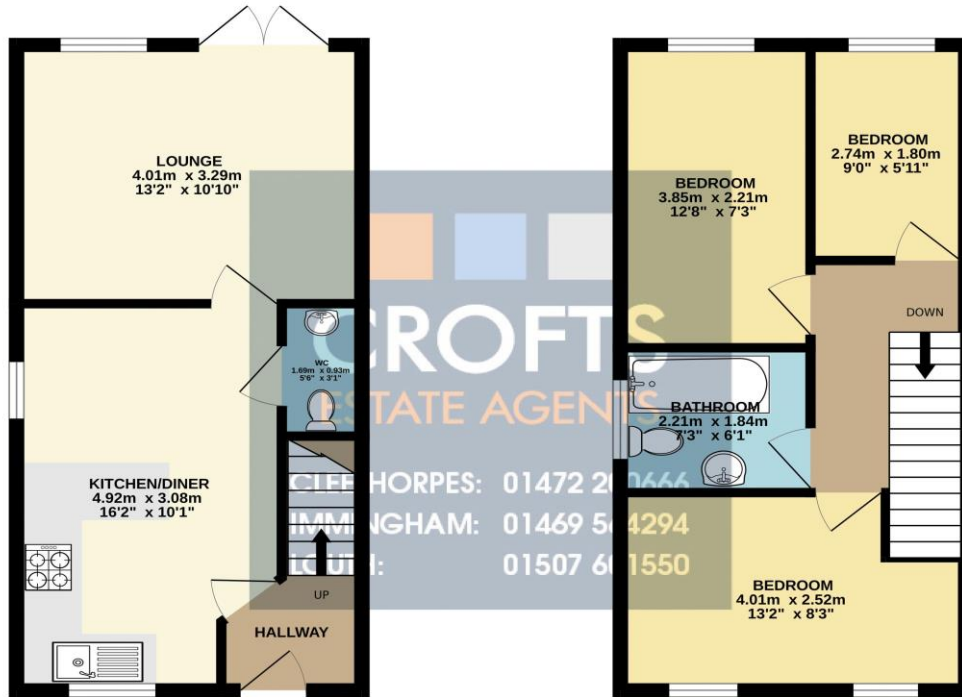
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



GROUND FLOOR
32.9 sq.m. (354 sq.ft.) approx.

1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	82	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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