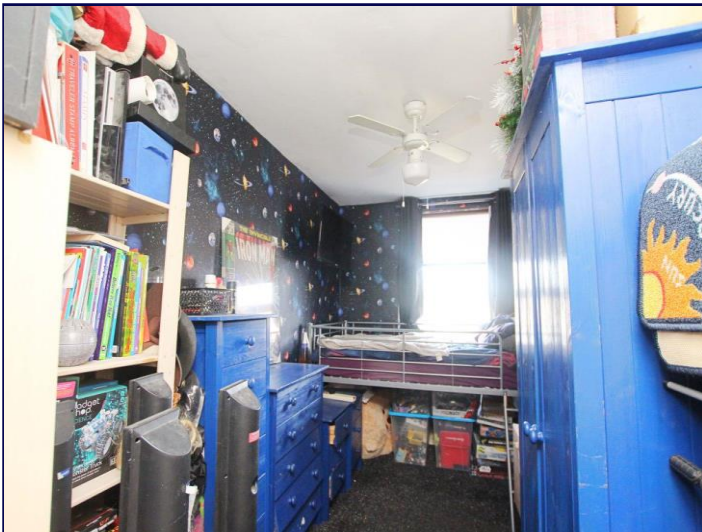




Town Street  
South Killingholme  
South Killingholme  
DN40 3ET

£79,950

Crofts Estate Agents are delighted to bring to the market this two/three bed end terrace house, situated in the village of South Killingholme. With easy access to the A180, nearby towns and public transport, this property is ideally suited to either first time buyers or buy to let investors. Internal viewing will reveal the lounge, kitchen-diner, utility and bathroom. To the first floor there are two double size bedrooms. Located off of bedroom one another room, which is currently used as a bedroom. This room could also be converted into a dressing room or en-suite, if required. Externally, there is a generously sized rear garden. Viewings are essential in order to fully appreciate this property.



**Lounge**

11' 10" x 12' 8" (3.60m x 3.86m)

**Kitchen/Diner**

12' 8" x 17' 6" (3.86m x 5.33m)

**Utility room**

5' 10" x 12' 3" (1.78m x 3.73m)

**Bedroom 1**

11' 0" x 12' 8" (3.35m x 3.86m)

**Bedroom 2**

11' 2" x 12' 8" (3.40m x 3.86m)

**Bedroom 3**

6' 10" x 11' 7" (2.08m x 3.53m)

**Bathroom**

6' 10" x 8' 1" (2.08m x 2.46m)

**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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

**Property Management**

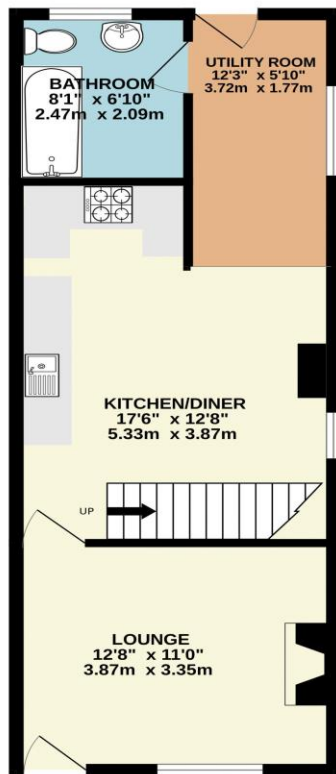
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 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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