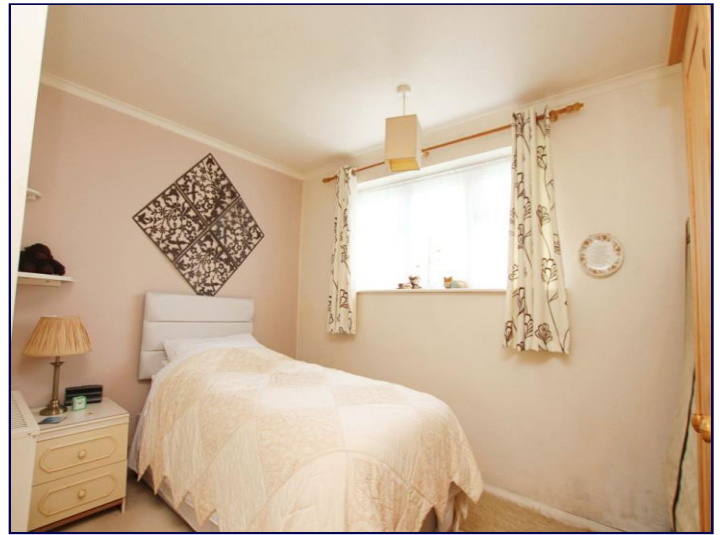




Ancholme Avenue
Immingham
Immingham
DN40 2DR

Offers in the Region Of
£49,950

*****ATTENTION FIRST TIME BUYERS OR INVESTORS***** Priced to sell, this deceptively spacious one bedroom ground floor flat creates an ideal purchase opportunity for first time buyers or buy to let investors, with the property offering a potential rental return of £525 per calendar month. Nearby, there are excellent road links with easy access to the A180, a range of local amenities and is only a short drive from Habrough Train Station. Briefly comprising of porch, lounge, kitchen, bedroom and shower room. Being the ground floor, the property also benefits from a generous size front garden with space for a shed. There is also the added benefit of allocated parking to the rear. Early viewing is essential in order to avoid disappointment.



Lounge

9' 5" x 15' 8" (2.87m x 4.77m)

Kitchen

5' 6" x 10' 0" (1.68m x 3.05m)

Bedroom 1

10' 10" x 11' 5" (3.30m x 3.48m)

Shower Room

5' 6" x 5' 6" (1.68m x 1.68m)

Tenure

Believed to be Leasehold, 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.

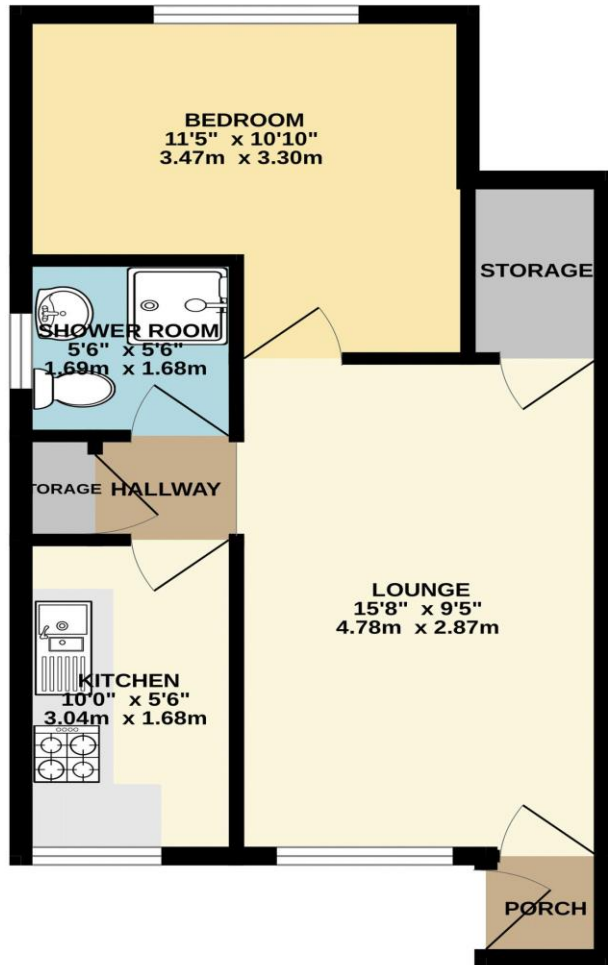
Mortgage and Financial Advice

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
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (35.9 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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