



## 1 Inchmery Road Grimsby Grimsby DN34 4GH

Fixed £199,000

Crofts Estate Agents are delighted to bring to the market this fantastic three/four bed link detached house, situated within the modern Freshney Green development just off Yarborough Road. Creating versatile living, this lovely home would make an ideal family home with plenty of room to grow, with the property benefitting from excellent road and public transport links, EV charging point and solar panels which generate low cost electricity. Heading into the accommodation will reveal the entrance hallway, spacious lounge with bay window, kitchen-diner, WC and access into the garage. To the first floor there are three good size bedrooms with a study that could be used as a fourth bedroom if required. There is also a family bathroom and en-suite to the master bedroom. Externally there is parking to the front with integral garage and a small easy to maintain lawn. The rear garden is private and enclosed with laid to lawn and decking area and veranda.

### OFFICE HOURS



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

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



**Lounge**

10' 5" x 15' 4" (3.17m x 4.67m)

**Kitchen/Diner**

11' 11" x 15' 4" (3.63m x 4.67m)

**WC**

5' 7" x 5' 9" (1.70m x 1.75m)

**Bedroom 1**

12' 4" x 12' 7" (3.76m x 3.83m)

**En-suite**

4' 10" x 5' 9" (1.47m x 1.75m)

**Bedroom 2**

8' 4" x 16' 8" (2.54m x 5.08m)

**Bedroom**

7' 9" x 10' 1" (2.36m x 3.07m)

**Study/Bedroom 4**

7' 9" x 9' 1" (2.36m x 2.77m)

**Bathroom**

6' 8" x 8' 7" (2.03m x 2.61m)





**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 and 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](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  
53.0 sq.m. (570 sq.ft.) approx.

1ST FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1121 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	91	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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