



**3 Advent Court Ulceby  
Ulceby  
DN39 6UW**

**Offers in the Region Of  
£215,000**

Looking for a turn key property? Then look no further as coming to the market with NO FORWARD CHAIN is this fully refurbished three bed detached bungalow, situated in the sought after village of Ulceby. The village itself is equipped with public houses, takeaways, convenience store with post office and excellent road links with easy access to the A180. Internal viewing will reveal the entrance hallway, lounge, kitchen, three good size bedrooms and a modern three piece shower suite. Externally there are well maintained gardens to the front and rear, with ample off road parking and a carport to the front. Overall, this property has been finished to the highest standard and is certainly a must see!!



# 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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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

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



### Lounge

12' 2" x 15' 5" (3.71m x 4.70m)

This spacious lounge offers modern decor, a large bay window, coving, radiator and luxury carpeted flooring.

### Kitchen

9' 2" x 10' 4" (2.79m x 3.15m)

Brand new, this modern kitchen offers base and wall mounted units and benefits from an integral oven with hob and extractor above, plumbing for a washing machine, one and a half sink with drainer, LED lighting, uPVC window and uPVC side door.

### Bedroom 1

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor, coving and uPVC window to the rear elevation.

### Bedroom 2

7' 11" x 16' 3" (2.41m x 4.95m)

Bedroom two briefly comprises of carpeted flooring, modern decor, coving, radiator, uPVC door to the rear and sliding uPVC door to the front.

### Bedroom 3

8' 5" x 9' 2" (2.56m x 2.79m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

### Shower Room

5' 7" x 5' 11" (1.70m x 1.80m)

This modern and recently upgraded shower suite consists of a shower cubical with electric shower, WC, vanity basin, extractor fan, laminate flooring, towel rail radiator and uPVC window to the side elevation.

### Externally

Externally there are well maintained gardens to the front and rear, with ample off road parking and a carport to the front.

**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.

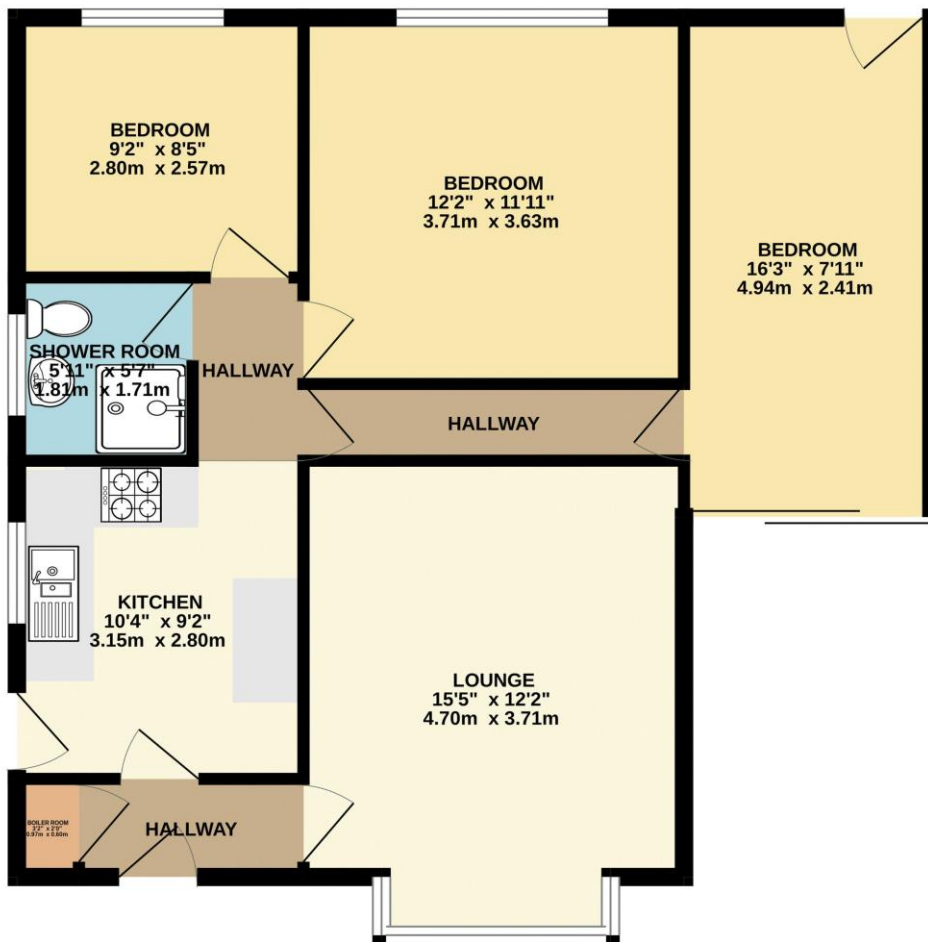
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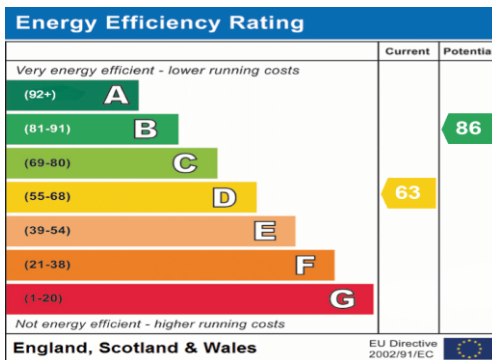
GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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