



Princess Street  
Immingham  
Immingham  
DN40 1LL

Offers in the Region Of  
£125,000

Situated in the popular port town of Immingham and within walking distance of The Civic, is this spacious three bed semi detached home, which being sold with NO FORWARD CHAIN. Ideally suited to a first time buyer or buy to let investor, this property benefits from a range of nearby local amenities, excellent road links with easy access to the A180 and good schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge, dining room, kitchen and large lobby/utility area with WC. To the first floor there are three good size bedrooms, two being doubles and the bathroom suite. Occupying a decent size corner plot, there is well maintained gardens to the front and rear with ample off road parking and single garage. Viewings are a must on this lovely property which offers so much potential.



**Lounge**  
11' 9" x 13' 0" (3.58m x 3.96m)

**Dining Room**  
8' 7" x 10' 9" (2.61m x 3.27m)

**Kitchen**  
10' 1" x 10' 9" (3.07m x 3.27m)

**Bedroom 1**  
11' 4" x 12' 7" (3.45m x 3.83m)

**Bedroom 2**  
11' 3" x 12' 7" (3.43m x 3.83m)

**Bedroom 3**  
7' 7" x 8' 6" (2.31m x 2.59m)

**Bathroom**  
5' 8" x 6' 2" (1.73m x 1.88m)

**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.

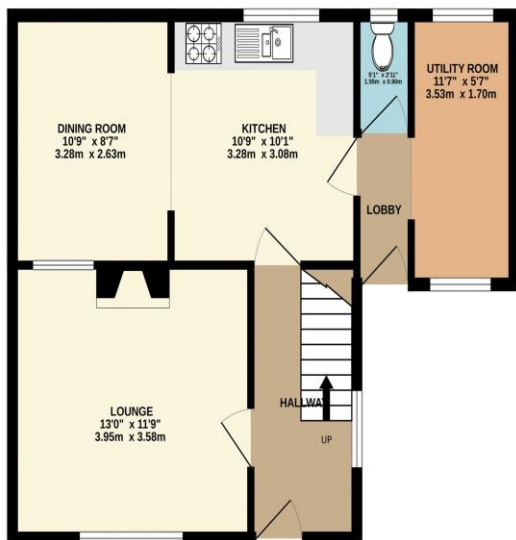
**Mortgage and Financial Advice**

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.

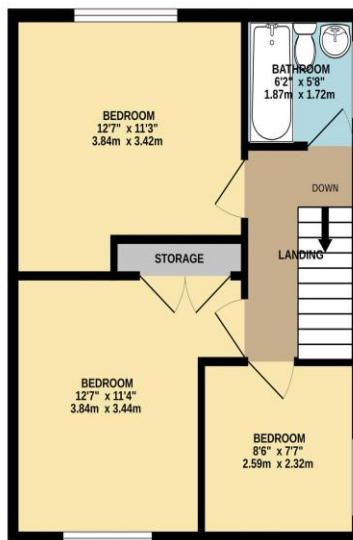
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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