



Abbots Way

Ulceby
DN39 6TL

Offers in the Region Of
£129,950

Situated in the popular village of Ulceby, is this delightful three bed end terrace house, which is well presented throughout. Occupying a rather generous size plot, the property is perfectly positioned nearby to a handful of local amenities including convenience store, post office, primary school, takeaways, pub and Indian restaurant. There is also excellent road links with easy access to the A180, public transport and is only a short drive away from Humberside Airport. Ideally suited to a first time buyer or investor, the property comprises of a spacious lounge, dining room, kitchen, three bedrooms, two being doubles and a three piece family bathroom suite. The front garden is well maintained with laid to lawn, with the rear garden a mixture of laid to lawn and patio area ideal for al-fresco dining.

OFFICE HOURS



Lounge

13' 5" x 13' 7" (4.09m x 4.14m)

This spacious living room benefits from solid wood flooring, radiator, modern decor and window to the front elevation.

Dining Room

8' 3" x 10' 1" (2.51m x 3.07m)

Benefitting from solid wood flooring to match the lounge, tasteful decor, radiator and French doors which open out to the rear garden.

Kitchen

7' 9" x 8' 9" (2.36m x 2.66m)

Benefitting from a range of base and wall mounted units with integral oven, hob and extractor above, sink with drainer, plumbing for a washing machine, vinyl flooring and window to the rear.

Bedroom 1

10' 2" x 12' 7" (3.10m x 3.83m)

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

Bedroom 2

9' 8" x 10' 2" (2.94m x 3.10m)

Bedroom two briefly comprises of painted wooden flooring, radiator and window to the rear elevation.

Bedroom 3

5' 10" x 8' 3" (1.78m x 2.51m)

Bedroom three briefly comprises of vinyl flooring, radiator and window to the front elevation.

Bathroom

5' 1" x 7' 3" (1.55m x 2.21m)

Benefitting from a bath with shower above, WC, basin, vinyl, radiator, tiled walls and window to the rear elevation.

Externally

The front garden is well maintained with laid to lawn, with the rear garden a mixture of laid to lawn and patio area ideal for al-fresco dining.

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

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.

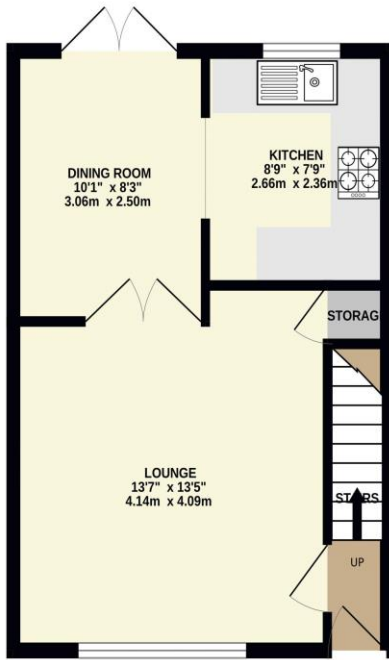
Mortgage and Financial Advice

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.

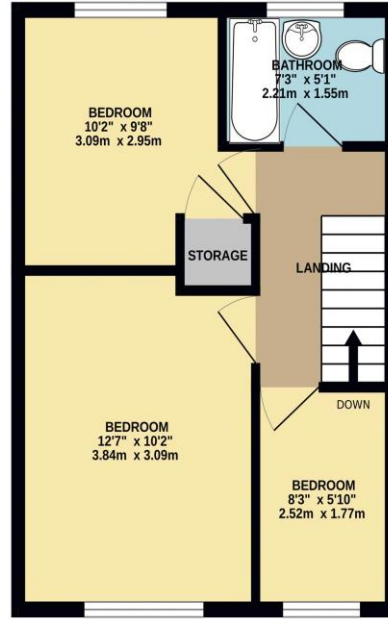
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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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