



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



**Muirfield Croft
Immingham
DN40 2JZ**

£85,000

***** Attention Buy to Let investors ***** Being sold with **NO FORWARD CHAIN** is this two bed end terrace house, situated in a quiet cul-de-sac in the popular town of Immingham. Suitable for a new or existing landlord looking to increase their portfolio, this home comes with tenants in situ, currently paying £550 PCM. Heading inside the property will reveal the lounge, kitchen, two bedrooms to the first floor and bathroom. Externally there is gardens to the front and rear, along with a concrete driveway providing off road parking. Viewings are highly recommended.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

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



Lounge

11' 3" x 15' 5" (3.43m x 4.70m)

This living room comprises of laminate flooring, radiator and dual aspect uPVC windows.

Kitchen

7' 11" x 11' 3" (2.41m x 3.43m)

Found at the rear of the property, the kitchen benefits from vinyl flooring, base and wall mounted units, integral oven with hob and extractor above, plumbing for a washing machine and sliding door to the rear.

Bedroom 1

9' 7" x 11' 3" (2.92m x 3.43m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

Bedroom 2

7' 11" x 11' 3" (2.41m x 3.43m)

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

Bathroom

4' 10" x 5' 10" (1.47m x 1.78m)

Benefitting from a bath with shower above, WC, basin and vinyl flooring.

Externally

Benefitting from gardens to the front and rear and off road parking to the side.

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

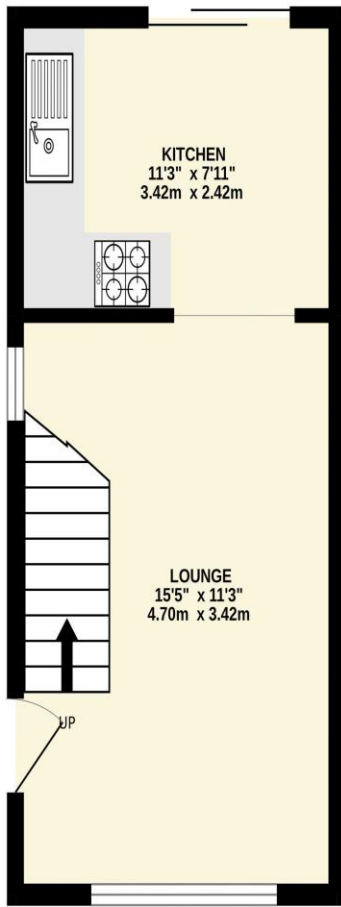
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

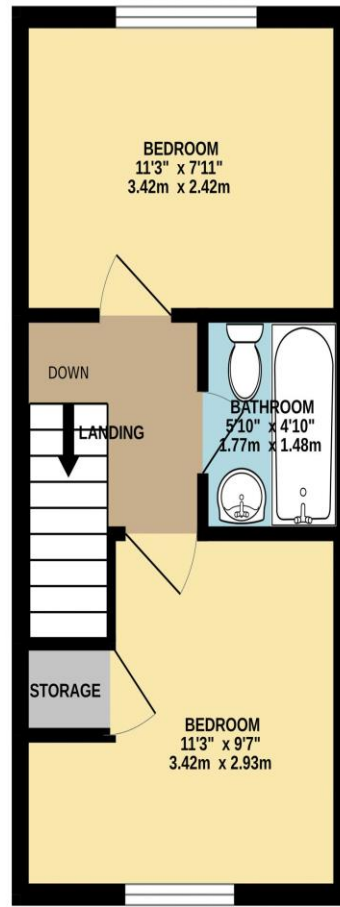
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
262 sq.ft. (24.3 sq.m.) approx.

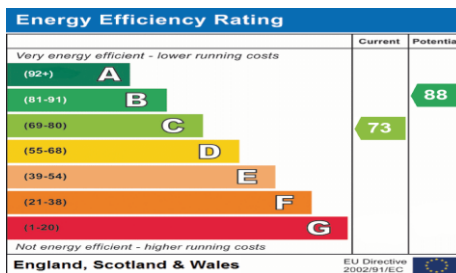


1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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