



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



Aire Close

\*\*\* ATTENTION INVESTORS \*\*\*

Immingham  
DN40 2DT

Offers in the Region Of  
£87,500

Being sold with NO FORWARD CHAIN, is this two bed end terrace house in the heart of the popular port town of Immingham. With a rental income potential of £600 per calendar month, this home presents itself as a great buy to let investment with a 8.2% yield The property is well served by a range of amenities within walking distance, excellent road links with easy access to the A180 and good schools for children of all ages. Internal viewing will reveal the lounge, kitchen, conservatory, two double size bedrooms and the wet room. Occupying a corner plot, this property comes with a generous size garden with gated access to the rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
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**

11' 9" x 17' 3" (3.58m x 5.25m)

**Kitchen**

8' 2" x 11' 9" (2.49m x 3.58m)

**Bedroom 1**

8' 6" x 11' 9" (2.59m x 3.58m)

**Bedroom 2**

8' 2" x 11' 9" (2.49m x 3.58m)

**Wet room**

5' 4" x 8' 8" (1.62m x 2.64m)

### 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.

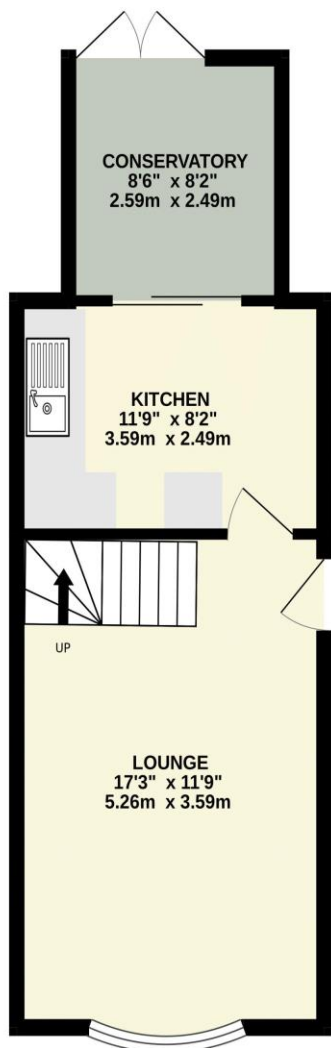
### Mortgage and Financial Advice

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.

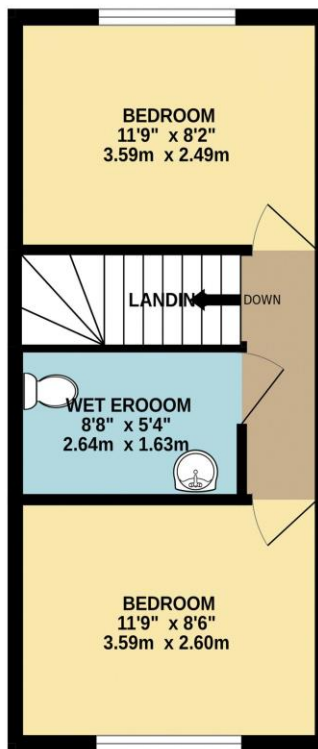
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 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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