



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



Berwick Court
Immingham
DN40 2JX

Offers in the Region Of
£130,000

Crofts Estate Agents are delighted to bring to the market this modern and well presented three bed semi detached house, which is found in a quiet cul-de-sac in the popular port town of Immingham. Being sold with tenant in situ, currently paying £700pcm, this property presents itself as a fantastic buy to let purchase, with the property generating a 6.4% yield. A short drive will reveal all that the town has to offer with local shops, pubs, leisure centre and good schools for children of all ages. Entering the property through the porch will reveal the spacious lounge and modern kitchen-diner to the ground floor. Heading to the first floor you will find three bedrooms, two being doubles and the bathroom suite. Externally, there is ample off road parking with gardens to both the front and rear.

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 14' 10" (3.43m x 4.52m)

Kitchen/Diner

13' 8" x 14' 10" (4.16m x 4.52m)

Bedroom 1

8' 5" x 11' 11" (2.56m x 3.63m)

Bedroom 2

8' 5" x 13' 0" (2.56m x 3.96m)

Bedroom 3

8' 0" x 8' 4" (2.44m x 2.54m)

Bathroom

6' 2" x 6' 6" (1.88m x 1.98m)

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 B: 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.

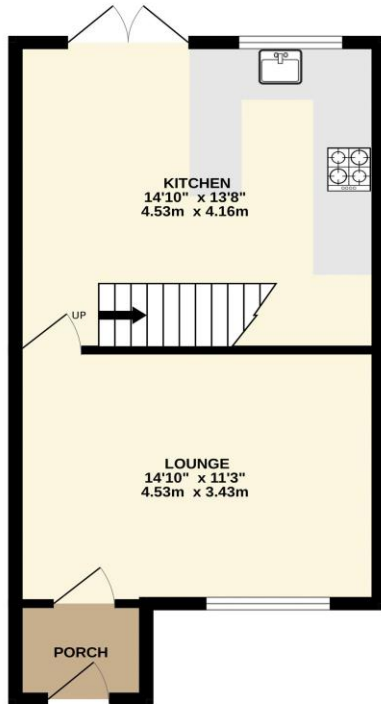
Mortgage and Financial Advice

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.

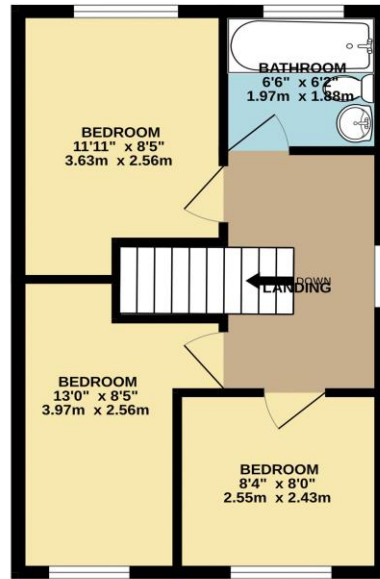
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

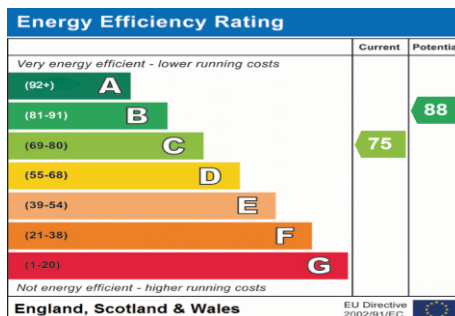


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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