



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



CROFTS
ESTATE AGENTS



Copse Close
Immingham
DN40 2JD

Guide Price £85,000

Crofts Estate Agents are pleased to bring to the market and being sold with NO FORWARD CHAIN, this three bed semi detached house. Requiring a full refurb throughout, this home is perfect for someone looking for investors or a first time buyer looking for project. The home is well positioned and is within walking distance to Immingham civic, where you will find a wide range of amenities. Internal viewing is a must in order to fully appreciate the potential this home has and doing so will reveal the entrance hallway, lounge, kitchen-dinner and three bedrooms and bathroom to the first floor. Occupying a good size corner plot with ample off road parking and a good size rear made up of patio and laid to lawn.

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' 1" x 13' 3" (3.38m x 4.04m)

Kitchen/Diner

7' 10" x 17' 0" (2.39m x 5.18m)

Bedroom 1

11' 1" x 13' 4" (3.38m x 4.06m)

Bedroom 2

7' 9" x 11' 1" (2.36m x 3.38m)

Bedroom 3

7' 9" x 9' 1" (2.36m x 2.77m)

Bathroom

5' 1" x 5' 11" (1.55m x 1.80m)

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.

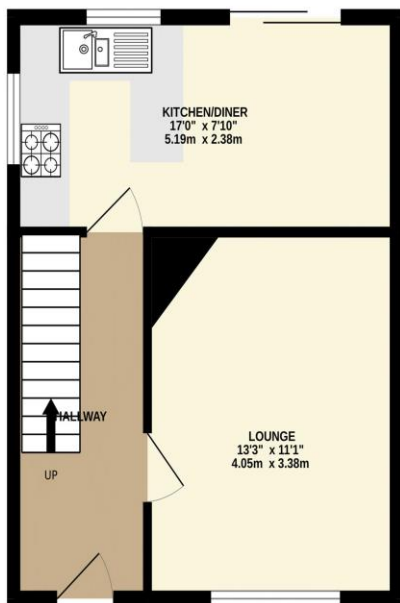
Mortgage and Financial Advice

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.

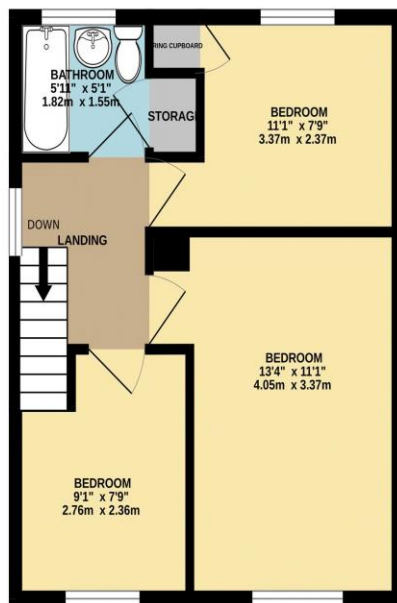
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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