



CROFTS ESTATE AGENTS

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IMMINGHAM

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


CROFTS
ESTATE AGENTS



Berwick Court
Immingham
DN40 2JX

Offers in the Region Of
£120,000

This well-presented two bedroom mid-terrace home is an ideal choice for first-time buyers, downsizers, or investors alike. Stylishly decorated throughout, the property offers modern and low-maintenance living in a convenient Immingham location. The accommodation briefly comprises of a porch, welcoming lounge, a stylish fitted kitchen, and a conservatory. Upstairs, there are two well-proportioned bedrooms and a bathroom suite. Outside, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with off road parking. Situated close to a range of local amenities, shops, schools, and excellent transport links, this home combines comfort and convenience in equal measure.

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

12' 7" x 13' 8" (3.83m x 4.16m)

Benefitting from herringbone style laminate flooring, neutral decor, understairs feature wall with panelling, radiator and uPVC window to the front elevation.

Kitchen

7' 11" x 12' 7" (2.41m x 3.83m)

This modern kitchen benefits from base and wall mounted units, sink with drainer, integral oven with hob and extractor above, herringbone flooring, radiator and neutral decor.

Conservatory

7' 8" x 9' 2" (2.34m x 2.79m)

Currently used as a dining room, the conservatory provides versatile living space. Benefitting from herringbone flooring, neutral decor, tri aspect uPVC windows and electric radiator.

Bedroom 1

10' 3" x 12' 7" (3.12m x 3.83m)

Briefly comprising of solid wood flooring, radiator, built in wardrobes, neutral decor and uPVC window to the rear elevation

Bedroom 2

7' 5" x 12' 7" (2.26m x 3.83m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Bathroom

5' 9" x 7' 0" (1.75m x 2.13m)

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

Landing

Neutrally decorated with carpeted flooring. There is also a loft hatch with ladders which provide access into the boarded loft space. There is potential, subject to survey and the relevant planning to convert this into a room.

Externally

Offering the convenience of low maintenance gardens to the front and rear with stoned driveway creating off road parking and a rear garden which is also stoned with a decking area to the corner.

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.

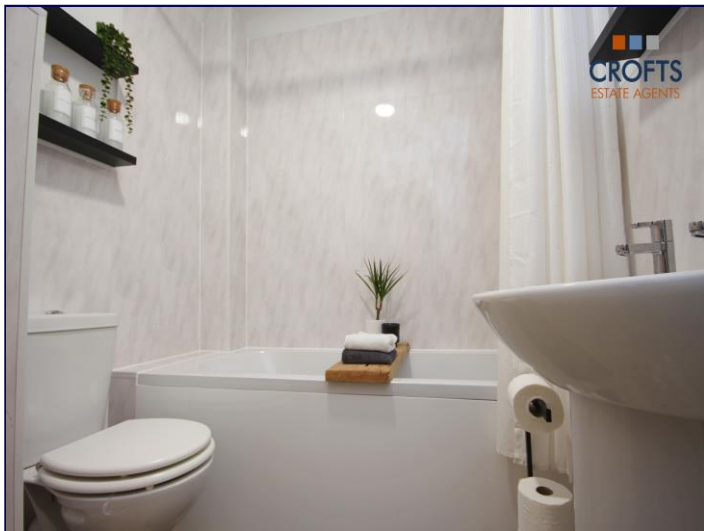
Property Management

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.

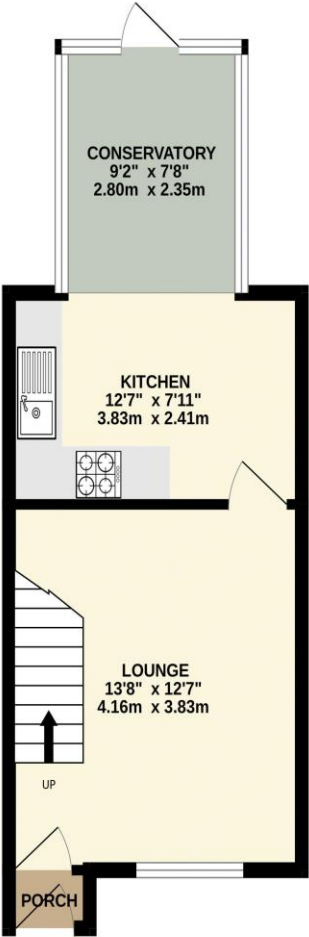
Mortgage and Financial Advice

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.

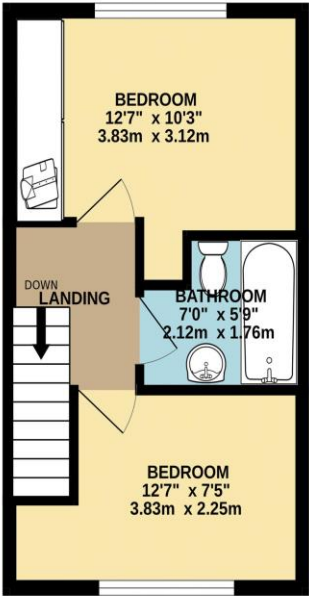
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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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