



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



Kings Road
Immingham
DN40 1AL

£89,950

Crofts Estate Agents are delighted to bring to the market this three bed terrace, situated in the ever popular town of Immingham. Having been fully refurbished recently, this stunning property is ideal for first time buyers or buy to let investors. Nearby to a variety of local amenities and with excellent road links, this home comprises of a porch, lounge, dining room, kitchen and bathroom to the ground floor. Heading to the first floor you will find three bedrooms, two being doubles and a separate WC and basin. Externally there is a fairly low maintenance rear garden. Overall this a great starter home in excellent condition. Viewings are highly recommended!

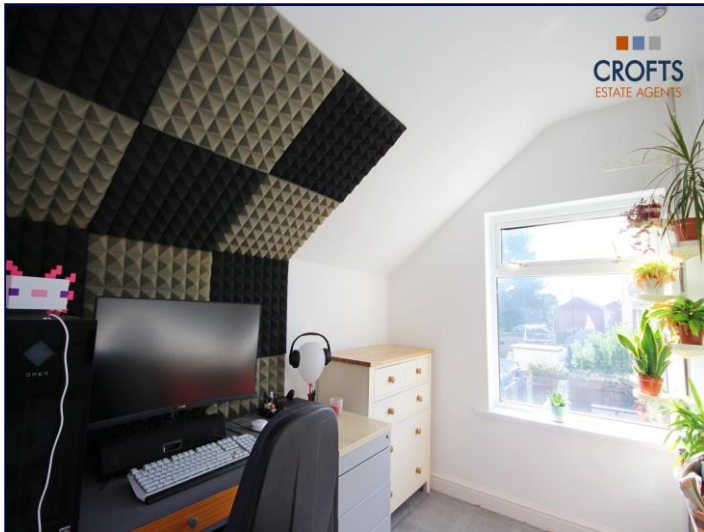
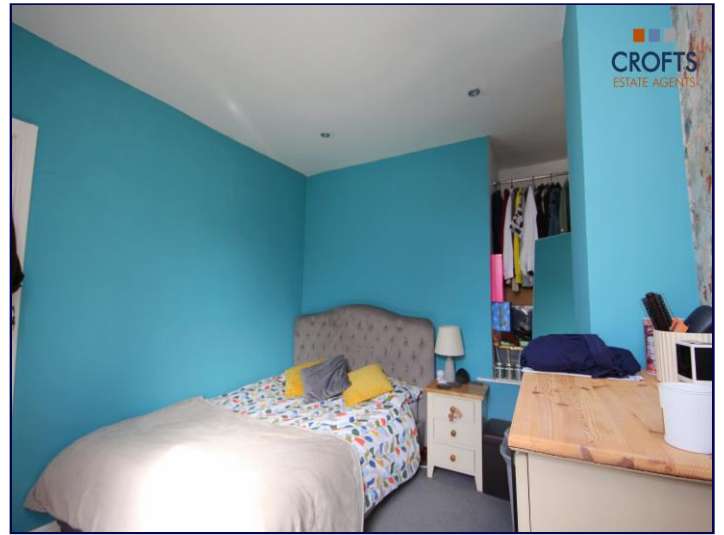
Address
Email
Website

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



Lounge

12' 5" x 13' 9" (3.78m x 4.19m)

Bay fronted living room, neutral decor with feature wall, radiator and carpeted flooring.

Dining Room

12' 5" x 14' 9" (3.78m x 4.49m)

Stylishly decorated with carpeted flooring, LED lighting, radiator and uPVC window to the rear elevation.

Kitchen

7' 3" x 11' 10" (2.21m x 3.60m)

This modern kitchen benefits from a range of gloss units, integral oven with hob and extractor above, tiled flooring, LED lighting, column wall mounted rad, tiled splashback and uPVC window to the side.

Bedroom One

11' 10" x 12' 5" (3.60m x 3.78m)

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

Bedroom Two

9' 6" x 14' 9" (2.89m x 4.49m)

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

Bedroom Three

7' 4" x 9' 1" (2.23m x 2.77m)

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

Bathroom

5' 7" x 7' 3" (1.70m x 2.21m)

Located on the ground floor, this modern bathroom suite comprises of tiled flooring, aqua boarding, WC, bath with shower above, vanity basin, LED lighting and uPVC window.

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.

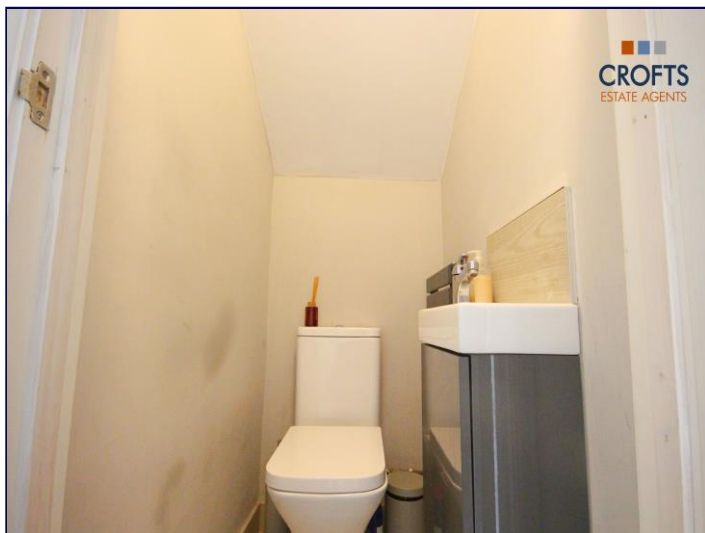
Property Management

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.

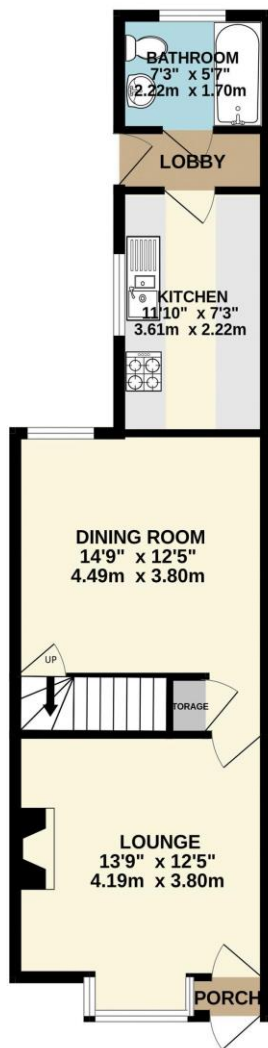
Mortgage and Financial Advice

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.

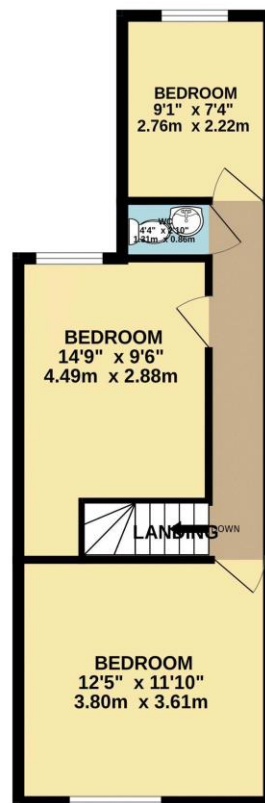
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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