



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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


CROFTS
ESTATE AGENTS



30 Top Road
South Killingholme
DN40 3JF

Offers in the Region Of £135,000

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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

14' 11" x 16' 2" (4.54m x 4.92m)

The lounge has a uPVC bay window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also access to the under stairs cupboard.

Dining Room

12' 3" x 14' 11" (3.73m x 4.54m)

The dining room has dual aspect uPVC windows to the side and rear elevation, radiator, modern decor with feature wall and carpeted floor.

Kitchen

8' 0" x 14' 2" (2.44m x 4.31m)

The kitchen has a uPVC window and door to the side elevation, a radiator and vinyl floor. There is also range of fitted units to base and eye level with complimentary tiling, a stainless steel sink and drainer and plumbing for a washing machine.

Bedroom One

12' 5" x 14' 11" (3.78m x 4.54m)

Bedroom one has a uPVC window to the front elevation, radiator and carpeted flooring.

Bedroom Two

10' 10" x 12' 2" (3.30m x 3.71m)

Bedroom two has a uPVC window to the rear elevation, a radiator, carpeted floor and storage cupboard.

Bedroom Three

8' 0" x 9' 6" (2.44m x 2.89m)

Bedroom three has a uPVC window to the rear elevation, radiator and carpeted flooring.

Bathroom

6' 8" x 8' 0" (2.03m x 2.44m)

The bathroom has dual aspect uPVC opaque windows to the side and rear elevation, a radiator and vinyl floor. There is also a three piece suite incorporating a bath, basin and WC.

Outside

A shared block paved driveway provides access to the rear garden and off road parking. The rear garden itself offers a vast amount of space with a generous lawn, large wooden cabin/garage and perimeter wooden fencing.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

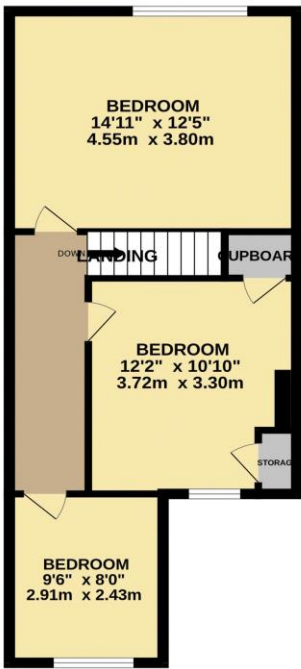
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

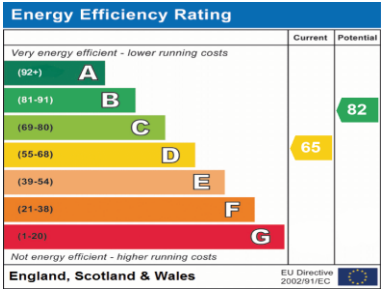


1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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