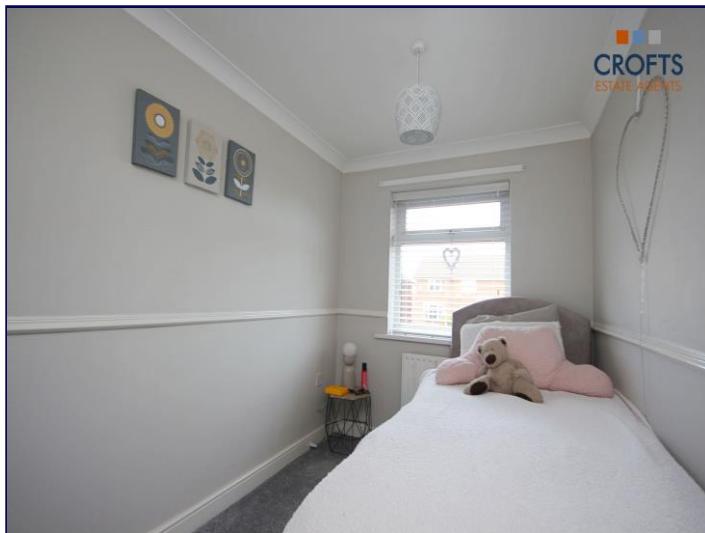




12 Aire Close  
Immingham  
DN40 2DT

Offers in the Region Of £107,000



### Lounge

11' 8" x 13' 4" (3.55m x 4.06m)

This spacious lounge benefits from modern decor, radiator, carpeted flooring and uPVC window to the front elevation.

### Kitchen

11' 8" x 13' 4" (3.55m x 4.06m)

Benefitting from a selection of base mounted units, sink with drainer, laminate flooring, radiator and uPVC window and door to the rear.

### Bedroom 1

10' 9" x 11' 8" (3.27m x 3.55m)

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

### Bedroom 2

8' 6" x 10' 5" (2.59m x 3.17m)

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

### Bathroom

4' 6" x 7' 6" (1.37m x 2.28m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, radiator and uPVC window to the rear elevation.

Immingham 01469 564294

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**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](http://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](http://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**

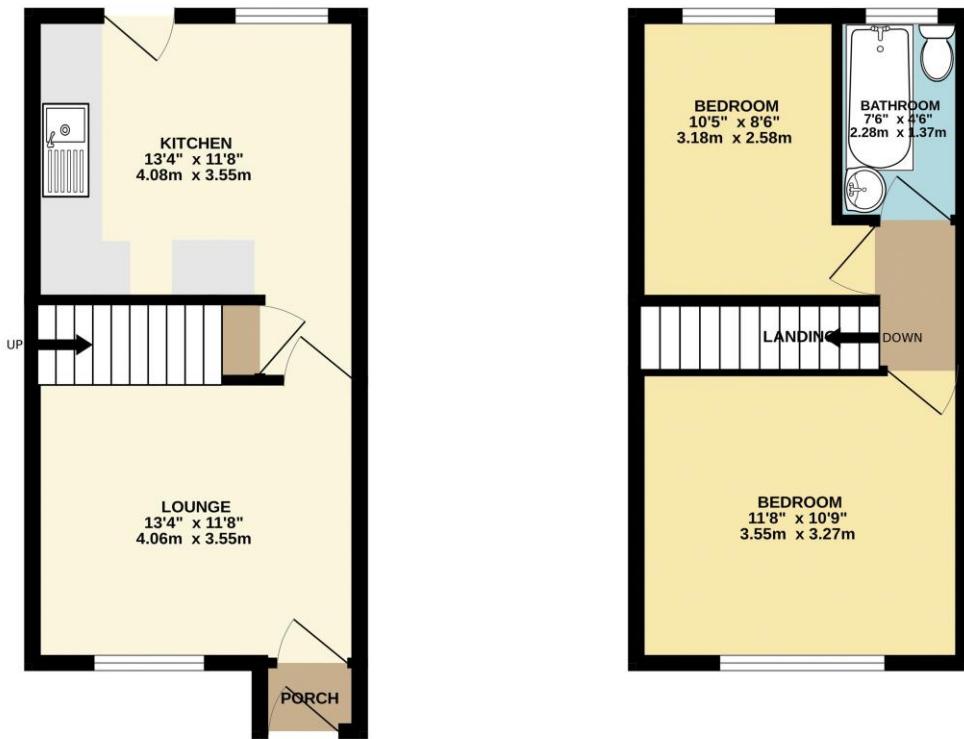
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**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  
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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. The floorplan is intended for guidance purposes only and must not 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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