



8 Sonja Crest
Immingham
DN40 2EG

Offers in the Region Of £195,000



Lounge/Diner

13' 0" x 20' 8" (3.96m x 6.29m)

Benefitting from carpeted flooring, radiator, coving, tastefully decor and two windows to the front elevation.

Kitchen

9' 0" x 10' 9" (2.74m x 3.27m)

Offering base and wall mounted units, sink with drainer, tiled splash back, vinyl flooring and window and door to the side elevation.

Bedroom 1

10' 5" x 10' 11" (3.17m x 3.32m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and window to the rear elevation.

Bedroom 2

9' 8" x 10' 5" (2.94m x 3.17m)

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

Bedroom 3

7' 8" x 8' 9" (2.34m x 2.66m)

Bedroom three briefly comprises of carpeted flooring, radiator and window to the side elevation.

Shower Room

5' 6" x 6' 2" (1.68m x 1.88m)

Benefitting from a shower, WC, basin, vinyl flooring, radiator and window to the side elevation.

Externally

Externally, the property enjoys a generous plot with established gardens, providing a private and peaceful outdoor space — perfect for al fresco dining, gardening, or simply enjoying the outdoors. A driveway and detached garage offer ample off-street parking and useful additional storage.

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 C: 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.

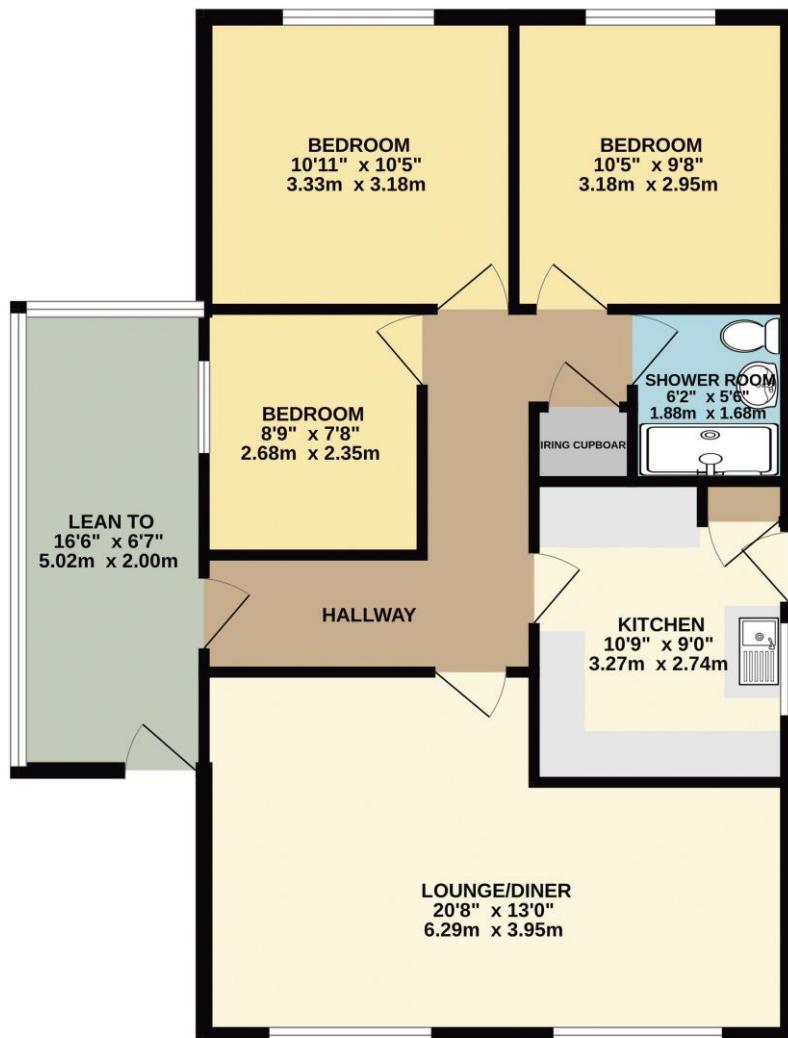
Mortgage and Financial Advice

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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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 condition or efficiency can be given.
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