



51 Brocklesby Avenue
Immingham
DN40 2AS

Offers in the Region Of £230,000



Lounge/Diner
8' 5" x 19' 1" (2.56m x 5.81m)

Sitting Room
11' 1" x 16' 1" (3.38m x 4.90m)

Kitchen
13' 2" x 6' 7" (4.01m x 2.01m)

W/C
4' 2" x 4' 5" (1.27m x 1.35m)

Integral garage
17' 8" x 9' 3" (5.38m x 2.82m)

Bedroom 1
14' 3" x 11' 1" (4.34m x 3.38m)

En-suite
5' 2" x 8' 0" (1.57m x 2.44m)

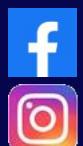
Bedroom 2
11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom 3
8' 5" x 9' 3" (2.56m x 2.82m)

Bathroom
9' 2" x 8' 0" (2.79m x 2.44m)

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 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

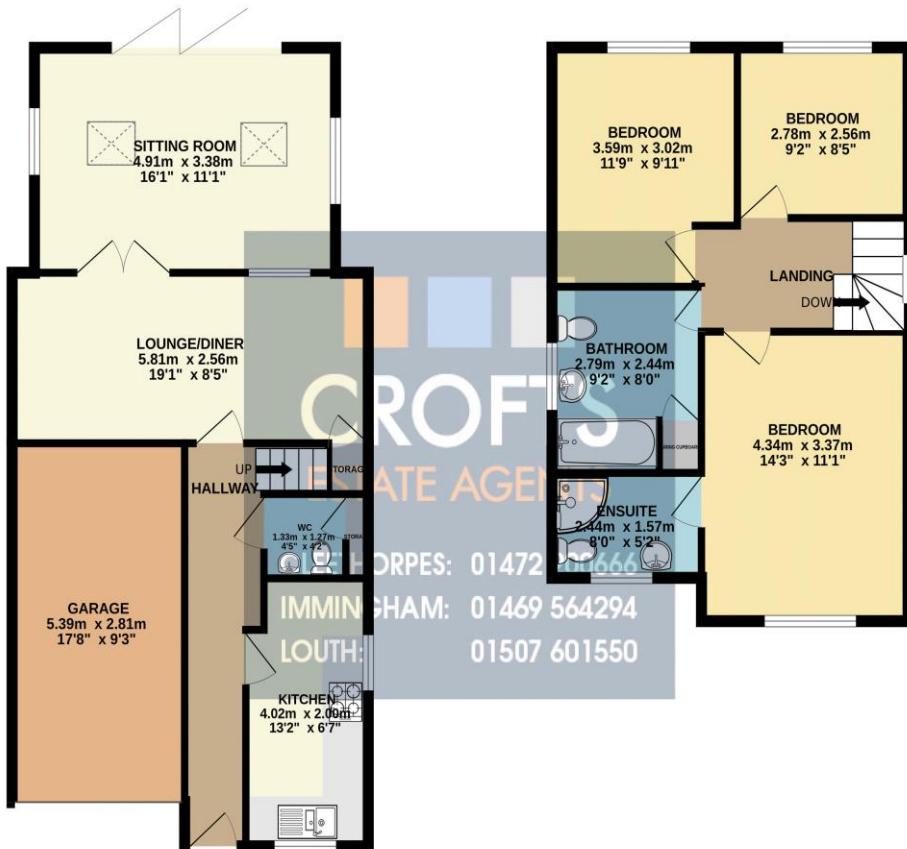
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.

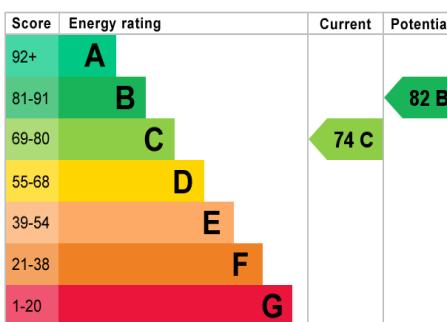
1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 113.1 sq.m. (1217 sq.ft.) 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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