



# 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



19 Robert Close Immingham  
Immingham  
DN40 2EH

Offers in the Region Of £162,500

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



#### Cloakroom

Equipped with a modern close coupled w.c and wash hand basin. Chrome effect gas central heating radiator. uPVC window to the side elevation.

#### Lounge

13' 1" x 13' 11" (3.980m x 4.235m)

Beautifully decorated the lounge has a uPVC window to the front elevation, coving to the ceiling, radiator and carpeted flooring.

#### Kitchen/Diner

9' 10" x 20' 4" (2.992m x 6.209m)

This attractive kitchen offers an excellent array of fitted wall and base units with contrasting roll edged work surfacing with inset sink and drainer. Integrated oven and four ring hob with modern extractor over. There is also tiled splashback, radiator, understairs storage cupboard and two uPVC windows to the rear elevation.

#### Bedroom One

10' 8" x 10' 5" (3.251m x 3.187m)

The master bedroom has a uPVC window to the rear elevation, carpeted flooring and radiator.

#### Bedroom Two

8' 11" x 10' 7" into wardrobes (2.708m x 3.236m)

The second double bedroom has a uPVC window to the front elevation, radiator and carpeted flooring.

#### Bedroom Three

7' 1" x 9' 4" (2.169m x 2.839m)

The final of the three bedrooms offers a uPVC window to the rear elevation, radiator and carpeted flooring.

#### Bathroom

5' 9" x 6' 3" (1.743m x 1.913m)

This lovely bathroom is equipped with a modern suite comprising bath with shower above, WC and wash basin. There is also tiling to the wall and floor surfaces. Chrome effect gas central heating towel radiator and uPVC window to the front elevation.

#### Front Garden

The front garden has a fenced boundary and has been paved to create ample off road parking for several vehicles with the driveway continuing down to the detached garage.

#### Rear Garden

The rear garden offers an expanse of lawned area bordered by what was a vegetable plot down one side. The garden has small decked area directly to the rear of the property and then a further raised decked patio area to the bottom ideal for entertaining. Located behind the garage is ample space to accommodate garden sheds / greenhouse as the current vendors do already. There is a detached brick garage to the rear garden which has an up and over door to the front elevation and side personal door with the garage benefitting from internal light and power.



**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 B: 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**

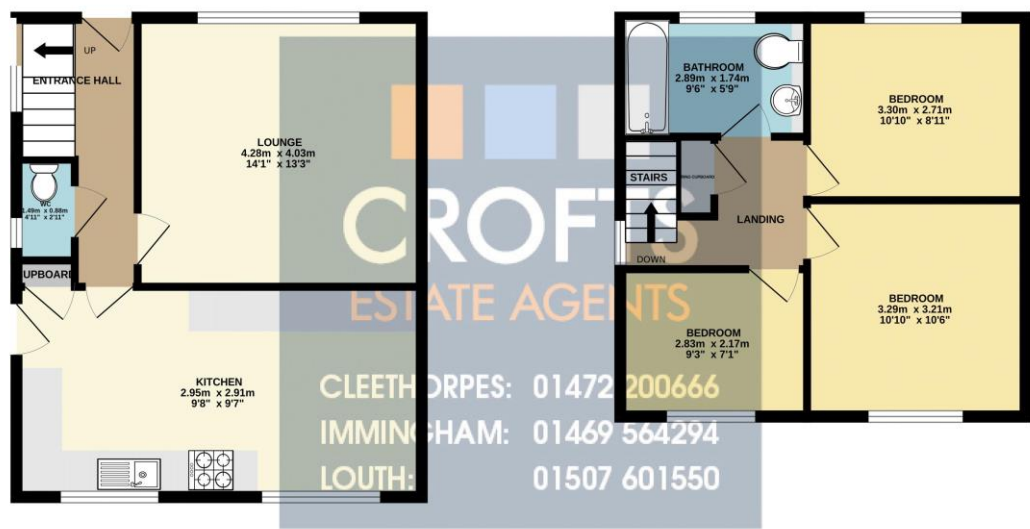
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**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  
43.4 sq.m. (467 sq.ft.) approx.

1ST FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (856 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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