CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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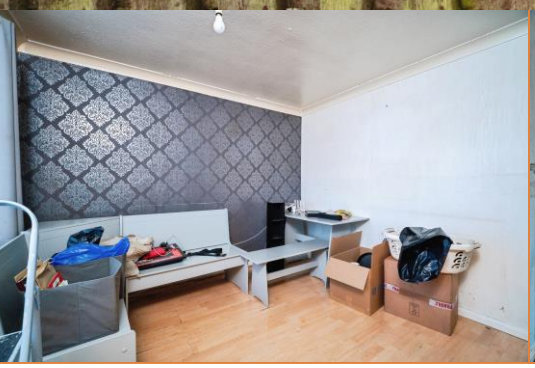



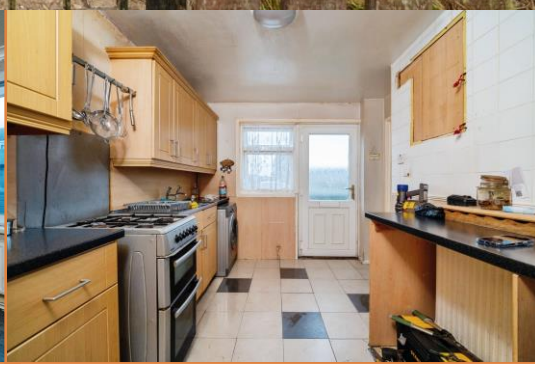

Hadleigh Road
Immingham
DN40 1HG

Offers in the Region Of £58,500

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

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Property Introduction
Offered for sale with no onward chain, this three bedroom end terrace property presents an excellent opportunity for first time buyers or buy to let investors. Situated within Immingham, the property offers well proportioned accommodation with the potential to create a fantastic family home or investment property. While the property requires a programme of refurbishment and improvement, it provides buyers with the opportunity to modernise and personalise the accommodation to suit their own tastes and requirements. The accommodation includes a lounge, dining room, kitchen, three bedrooms and wet room. With plenty of potential and offered to the market with no chain, early viewing is recommended to appreciate the opportunity on offer.
*** PLEASE NOTE THE PROPERTY IS CONSTRUCTED OF CONCRETE AND IS THEREFORE NO STANDARD CONSTRUCTION***

Lounge
9' 10" x 11' 3" (2.99m x 3.43m)

Dining room
9' 9" x 10' 6" (2.97m x 3.20m)

Kitchen
8' 10" x 10' 10" (2.69m x 3.30m)

Bedroom 1
10' 0" x 12' 2" (3.05m x 3.71m)

Bedroom 2
9' 1" x 12' 3" (2.77m x 3.73m)

Bedroom 3
7' 9" x 9' 4" (2.36m x 2.84m)

Wet room
5' 11" x 7' 10" (1.80m x 2.39m)

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

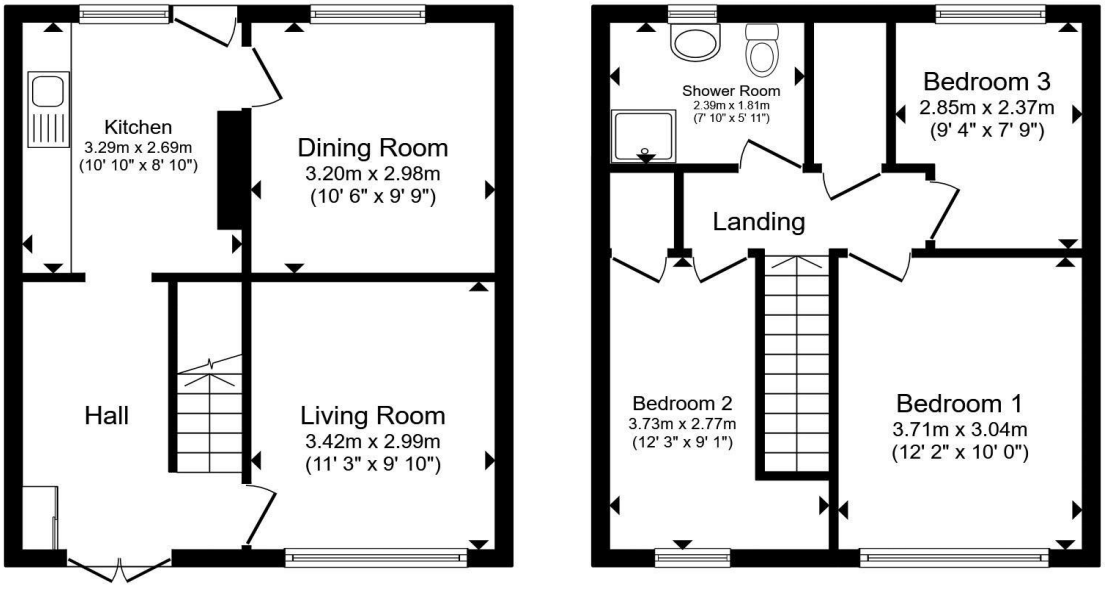
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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.







Ground Floor **First Floor**

Total floor area 77.7 m² (836 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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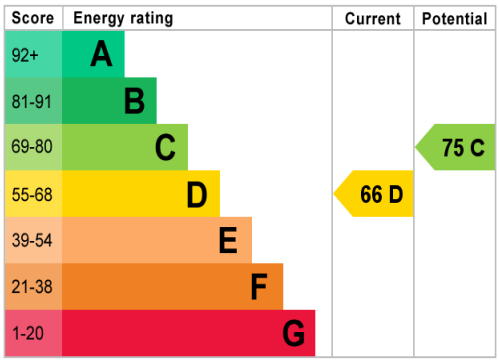

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.
MS/SEQ/8768/08.26