



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



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Offers in the Region Of £149,995

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



Entrance Hall

The welcoming Entrance Hall briefly comprises of wallpapered decor, wood-effect laminate flooring, radiator, built-in cupboard housing the utility meters and uPVC, double-glazed window and door to the side elevation, off the storm porch.

Lounge

13' 5" x 11' 10" (4.09m x 3.60m)

The spacious Lounge benefits from wallpapered decor with feature wallpaper to the chimney breast wall, dado rail, carpeted flooring, radiator, electric fire with surround and uPVC, double-glazed bay windows.

Kitchen/Diner

11' 9" x 10' 4" (3.58m x 3.15m)

The spacious Kitchen/Diner benefits from neutral decor and vinyl floor tiles, splashback tiles, wall and base units, 1.5 basin with draining board and mixer tap, radiator, Ideal boiler, space for washing machine, cooker and under counter fridge/freezer, uPVC, double glazed windows to the side elevation and uPVC, double-glazed door to the rear elevation leading to the Conservatory.

Conservatory

8' 3" x 8' 3" (2.51m x 2.51m)

A good sun-trap, the Conservatory briefly comprises of neutral decor, tiled flooring, uPVC, double-glazed windows to the side and rear elevations and uPVC, double-glazed double doors to the side elevation providing convenient access to the rear garden.

Master Bedroom

13' 0" x 10' 6" (3.96m x 3.20m)

The spacious Master Bedroom benefits from neutral modern decor, wallpapered feature wall, wood-effect flooring, radiator and uPVC, double-glazed windows to the rear elevation.

Bedroom 2

11' 11" x 7' 11" (3.63m x 2.41m)

Bedroom 2 briefly comprises of wallpapered decor, wood-effect flooring, radiator and uPVC, double-glazed windows to the front elevation.

Shower Room

6' 5" x 6' 1" (1.95m x 1.85m)

The Shower Room briefly comprises of neutral decor with a combination of half-wall tiling and panelling-effect, wood-effect flooring, corner shower cubicle with electric shower, W.C., built-in vanity unit with basin, access to the loft and uPVC, double-glazed window to the side elevation.

Exterior

Externally, to the front there is a well-maintained lawn with mature shrub and privet hedge border with fencing to the perimeter. In addition, the property has a well-proportioned, gated driveway providing ample off-road parking and leading to the storm porch to the side elevation. To the rear is further driveway with tall double gates and a well-proportioned enclosed garden with fencing to the perimeter. The rear garden is briefly comprised of pebbled and plum slate areas complemented by a well-manicured lawn and well maintained, mature shrubs, with space for a greenhouse and shed. There is also spacious yard and patio accessible from the conservatory, perfect for relaxing or entertaining.

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

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.

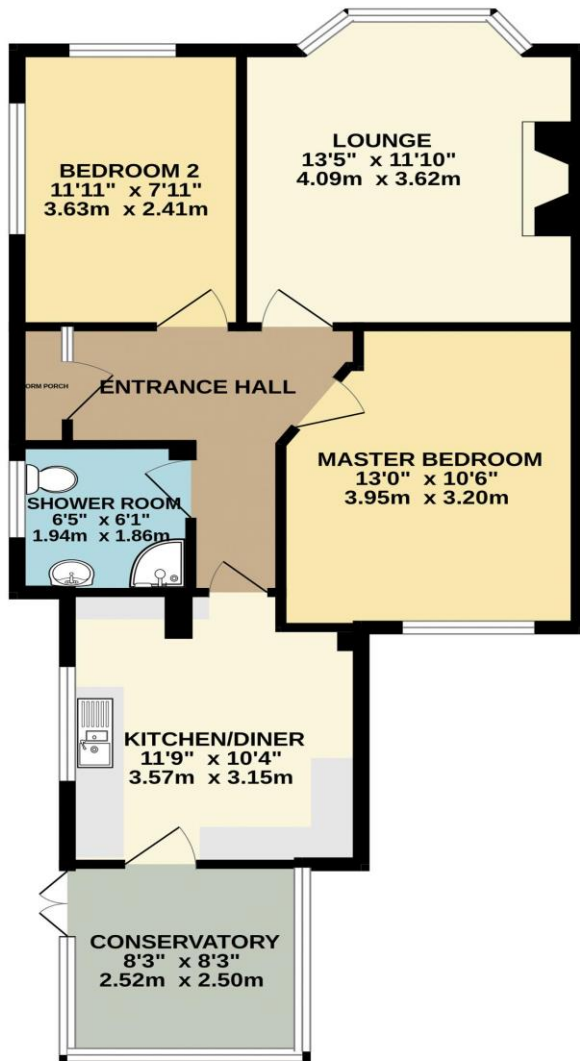
Mortgage and Financial Advice

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
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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