



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

CROFTS
ESTATE AGENTS



Battery Street
Immingham
DN40 1AY

Offers in the Region Of £138,250

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Property Introduction

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this refurbished three bedroom mid terrace house situated in the popular port town of Immingham, this modern home is perfectly positioned with a variety of shops and other amenities within walking distance, local bus routes nearby and is within a short drive of the A180, Habrough Train Station and Grimsby. Heading into the property will reveal the entrance hallway, lounge, sitting/dining room, kitchen and bathroom. To the first floor there is three bedrooms, large landing area and a modern three piece shower suite. To the rear there is a courtyard style garden which is low maintenance and ideal for al-fresco dining on a warm summers day.

Kitchen

13' 0" x 12' 3" (3.97m x 3.73m)

Lounge

21' 7" x 10' 5" (6.58m x 3.17m)

Dining room

12' 10" x 9' 0" (3.90m x 2.75m)

Bathroom

7' 9" x 5' 9" (2.37m x 1.76m)

Bedroom One

13' 5" x 7' 6" (4.09m x 2.29m)

Bedroom two

13' 2" x 7' 4" (4.01m x 2.23m)

Bedroom Three

9' 3" x 5' 10" (2.81m x 1.77m)

Shower Room

5' 10" x 7' 3" (1.79m x 2.21m)

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

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

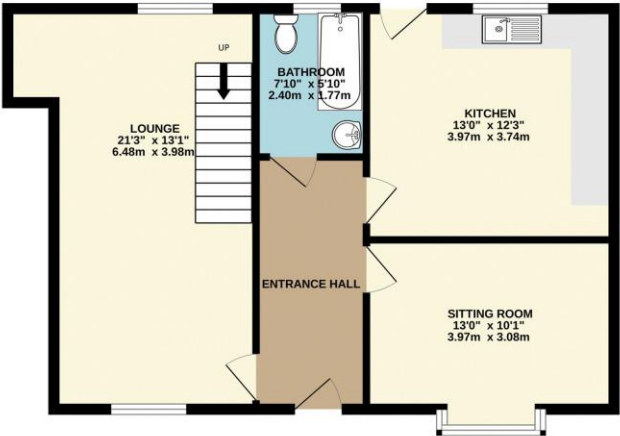
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

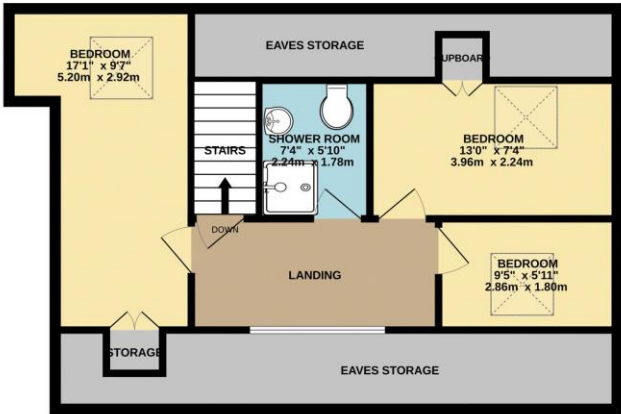
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		