



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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£199,000

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Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Entrance Hall

Entering through the porch the hall reveals coving to the ceiling, a radiator and a laminate flooring to compliment. There is also a window to the side elevation and access to the an under stairs cupboard.

Lounge

12' 0" x 13' 3" (3.65m x 4.03m)

This gorgeous traditional living room provides the perfect space relax and unwind. Benefitting from carpeted flooring, radiator, neutral decor and bay window to the front.

Dining Room

13' 11" x 11' 2" (4.25m x 3.41m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

17' 3" x 6' 6" (5.25m x 1.98m)

The kitchen has two windows to the side elevation, a radiator and a range of fitted units with a sink and drainer, fridge-freezer, plumbing for a washing machine and an electric double oven and a gas hob.

Bedroom One

11' 11" x 13' 6" (3.64m x 4.11m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Two

14' 0" x 11' 3" (4.26m x 3.42m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Three

12' 9" x 10' 11" (3.89m x 3.33m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

Shower Room

6' 11" x 6' 3" (2.11m x 1.91m)

This modern shower room boasts a large shower with glass screen, basin, laminate flooring, radiator and uPVC window to the front elevation.

Cloakroom

The cloakroom has an opaque window to the side elevation and a WC.

Garage

The garage has two wooden doors to the front, two windows to the side and one to the rear.

Outside toilet

The outside toilet has a window and a WC.

Outside

To the front there is off road parking and a small garden area. The rear garden has a well kept lawn, established shrubs and a patio area. There is also a covered potting area and perimeter fencing.



Tenure

Believed to be Leasehold, 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 and 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

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.

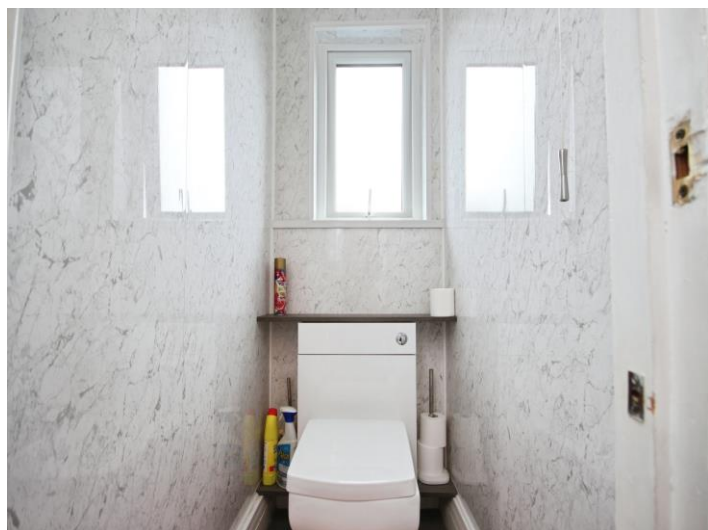
Property Management

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.

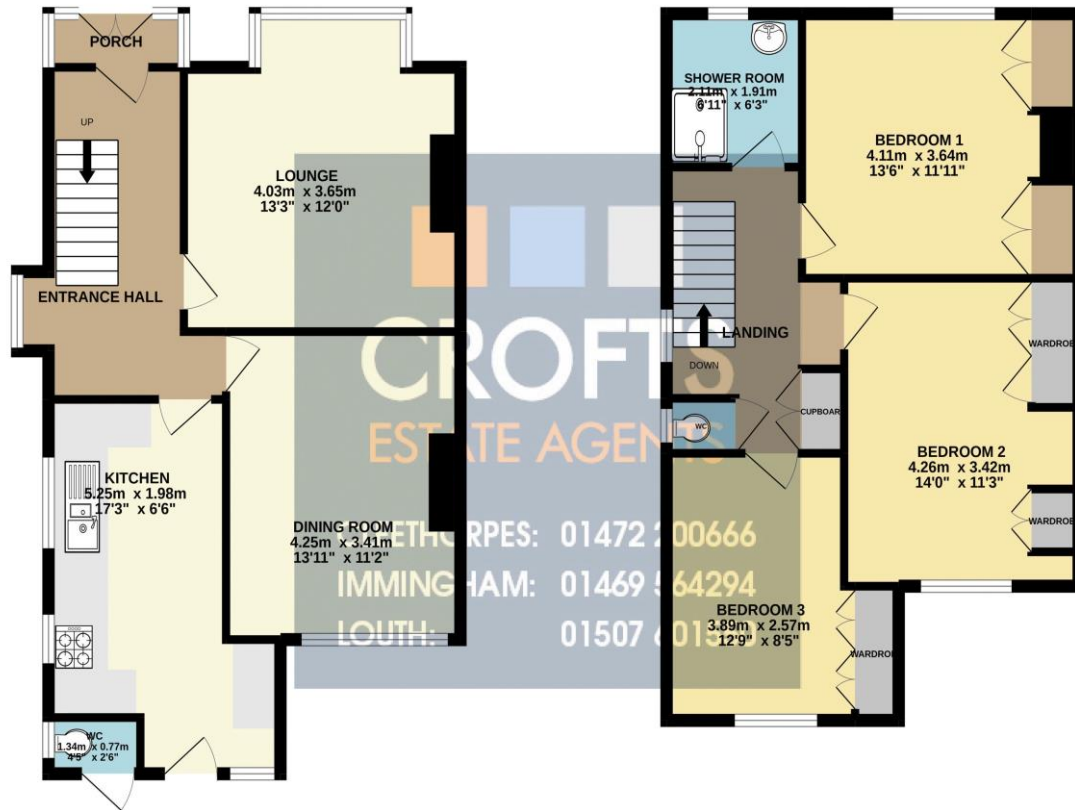
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.

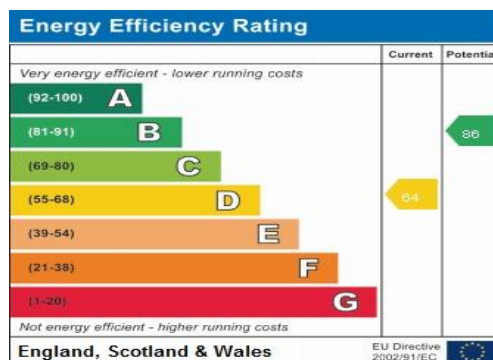
1ST FLOOR
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 109.0 sq.m. (1173 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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