



12 Berwick Court
Immingham
DN40 2JX

Monthly Rental Of £675

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OFFICE HOURS
Mon to Fri
Saturday
Sunday

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



Lounge

12' 7" x 13' 8" (3.83m x 4.16m)

Benefitting from herringbone style laminate flooring, neutral decor, understairs feature wall with panelling, radiator and uPVC window to the front elevation.

Kitchen

7' 11" x 12' 7" (2.41m x 3.83m)

This modern kitchen benefits from base and wall mounted units, sink with drainer, integral oven with hob and extractor above, herringbone flooring, radiator and neutral decor.

Conservatory

7' 8" x 9' 2" (2.34m x 2.79m)

Currently used as a dining room, the conservatory provides versatile living space. Benefitting from herringbone flooring, neutral decor, tri aspect uPVC windows and electric radiator.

Bedroom 1

10' 3" x 12' 7" (3.12m x 3.83m)

Briefly comprising of solid wood flooring, radiator, built in wardrobes, neutral decor and uPVC window to the rear elevation

Bedroom 2

7' 5" x 12' 7" (2.26m x 3.83m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Bathroom

5' 9" x 7' 0" (1.75m x 2.13m)

Benefiting from a bath with shower above, WC, basin, vinyl flooring, neutral decor and radiator.

Landing

Neutrally decorated with carpeted flooring. There is also a loft hatch with ladders which provide access into the boarded loft space. There is potential, subject to survey and the relevant planning to convert this into a room.

Externally

Offering the convenience of low maintenance gardens to the front and rear with stoned driveway creating off road parking and a rear garden which is also stoned with a decking area to the corner.

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

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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.

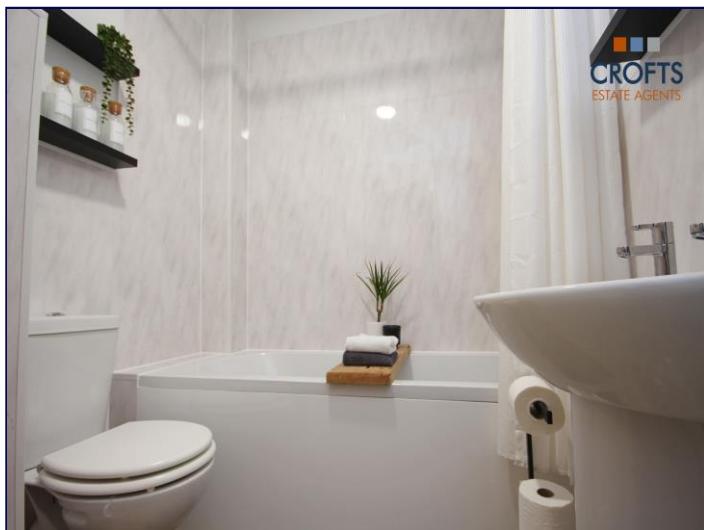
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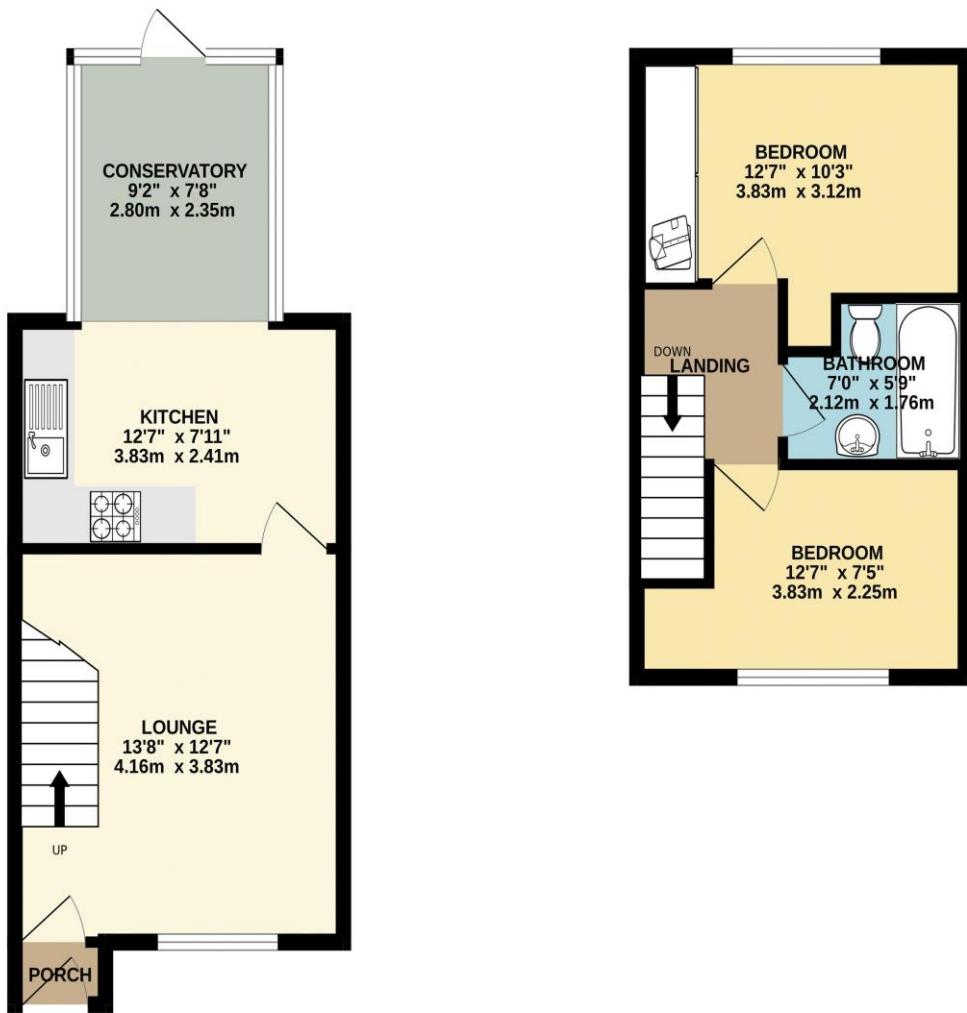
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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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 errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and are not guaranteed 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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