



1 Williams Drive
Ulceby
DN39 6UE

Offers in the Region Of £110,000



Lounge

11' 8" x 13' 3" (3.55m x 4.04m)

Well proportioned, this living room comprises of modern decor, laminate flooring, radiator and uPVC bay window to the front.

Dining Room

8' 10" x 12' 5" (2.69m x 3.78m)

Adjacent to the kitchen, this room provides plenty of space for dining or entertaining. Benefiting from modern decor, radiator, laminate flooring and uPVC sliding door.

Kitchen

8' 7" x 9' 8" (2.61m x 2.94m)

Offering base and wall mounted units, laminate flooring, sink with drainer, tiled splash back and uPVC wdoor to the rear which provides access to the conservatory.

Conservatory

9' 2" x 11' 6" (2.79m x 3.50m)

Bedroom 1

10' 0" x 13' 3" (3.05m x 4.04m)

Bedroom one briefly comprises of laminate flooring, radiator, air conditioning, built in storage and uPVC window to the front elevation.

Bedroom 2

10' 0" x 10' 6" (3.05m x 3.20m)

Bedroom two briefly comprises of laminate flooring, radiator, built in storage, modern decor and uPVC window to the rear elevation.

Bedroom 3

7' 5" x 10' 2" (2.26m x 3.10m)

Bedroom three briefly comprises of laminate flooring, radiator, built in storage, modern decor and uPVC window to the front elevation.

Bathroom

5' 5" x 7' 5" (1.65m x 2.26m)

Benefitting from a bath with shower above, WC, basin, towel rail radiator, tiled flooring and uPVC window to the rear elevation.

Externally

Externally, the property benefits from a private south facing rear garden, perfect for outdoor relaxation, as well as parking to the rear.

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.

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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
558 sq.ft. (51.8 sq.m.) approx.

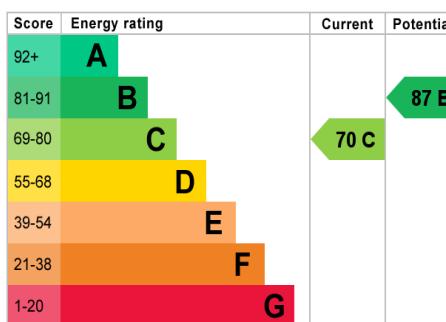
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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 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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