



# 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

  
**CROFTS**  
ESTATE AGENTS



1 Williams Drive  
Ulceby  
DN39 6UE

Offers in the Region Of £110,000

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

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



### 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. Benefitting 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

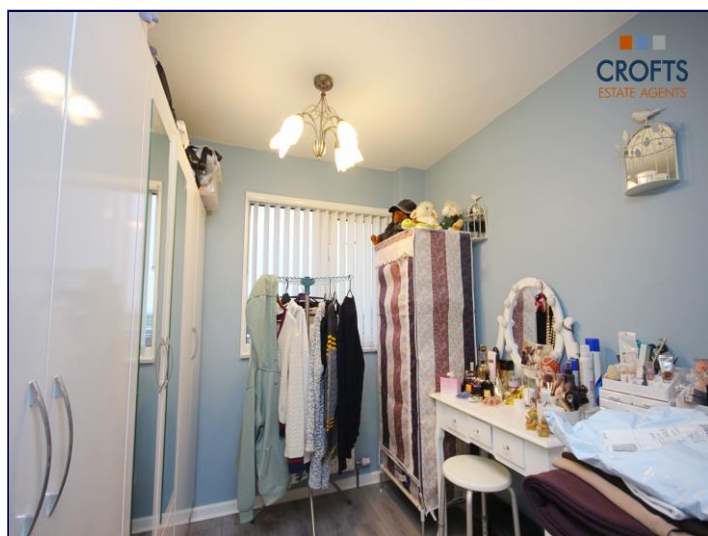
**Property Management**

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.

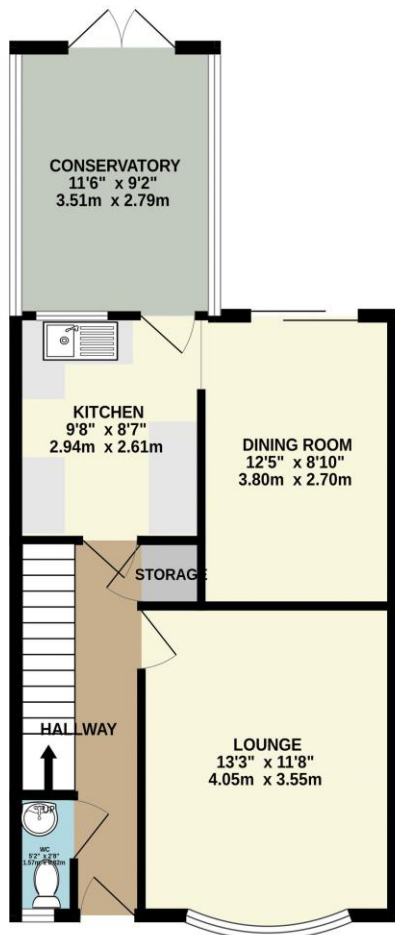
**Mortgage and Financial Advice**

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.

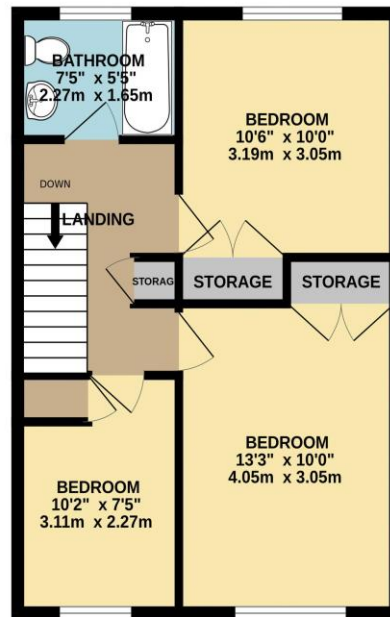
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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