







9 Oban Court
Immingham
DN40 1NA

Offers in the Region Of £150,000

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









Lounge
13' 9" x 20' 0" (4.19m x 6.09m)
A well-proportioned room boasting a lovely uPVC bay window, creating a bright and inviting feel, complete with fitted carpet and radiator.

Kitchen
9' 0" x 13' 9" (2.74m x 4.19m)
A bright and functional fitted kitchen offering a range of base and wall units, integrated oven with hob and extractor above, sink with drainer, practical vinyl flooring, and uPVC door and window overlooking and leading to the rear.

Bedroom 1
13' 1" x 13' 10" (3.98m x 4.21m)
Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation. There is also the added benefit of built in storage.

Bedroom 2
7' 11" x 7' 1" (2.41m x 2.16m)
Bedroom two briefly comprises of carpeted flooring, radiator, uPVC window to the rear elevation.

Bedroom 3
5' 7" x 8' 11" (1.70m x 2.72m)
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom
5' 7" x 7' 1" (1.70m x 2.16m)
A well presented bathroom fitted with a bath, WC and wash hand basin, finished with easy maintenance vinyl flooring and a uPVC rear facing window allowing natural light."

Externally
Externally, the property benefits from off road parking and enclosed rear gardens, providing the perfect space for outdoor entertaining, children to play, or simply relaxing during the warmer months.

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.

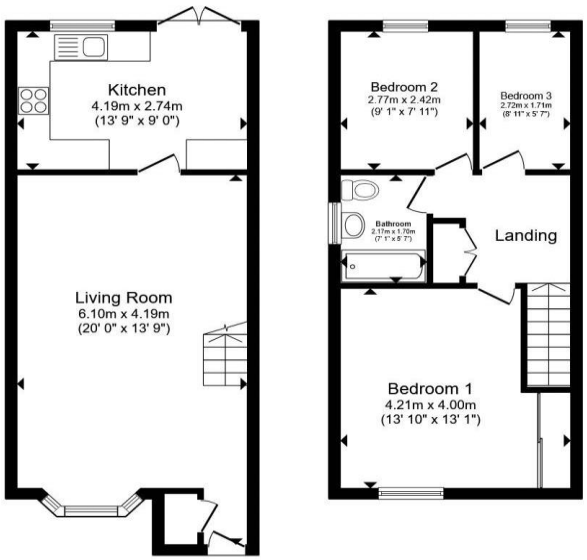
Council Tax Information
Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations
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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 **First Floor**

Total floor area 78.7 m² (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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