



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



71 Brocklesby Avenue
Immingham
DN40 2AS

Offers in the Region Of £260,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
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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Lounge

10' 8" x 14' 6" (3.25m x 4.42m)

This spacious room benefits from a walk in bay window, carpeted flooring, neutral decor and radiator.

Kitchen/Diner

11' 7" x 22' 3" (3.53m x 6.78m)

The heart of the home, this spacious kitchen-diner offers an excellent space for both everyday living and entertaining. Fitted with a range of wall and base units, ample worktop space and room for a family dining table, it provides a practical yet sociable setting with plenty of natural light.

Bedroom 1

10' 9" x 14' 4" (3.27m x 4.37m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite and uPVC window to the front elevation.

En-suite

6' 0" x 9' 6" (1.83m x 2.89m)

Benefitting from a shower cubical, WC, vanity basin, neutral decor and uPVC window to the front elevation.

Bedroom 2

10' 7" x 12' 0" (3.22m x 3.65m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the front elevation.

Bedroom 3

7' 1" x 12' 1" (2.16m x 3.68m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 4

9' 10" x 10' 1" (2.99m x 3.07m)

Bedroom four briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bedroom 5

8' 5" x 10' 7" (2.56m x 3.22m)

The fifth and final bedroom offers carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bathroom

5' 9" x 8' 4" (1.75m x 2.54m)

Benefitting from a bath with shower above, WC, basin, radiator and uPVC window.

Externally

Externally, the property provides an enclosed rear garden, perfect for relaxing or hosting family and friends, alongside a driveway providing off road parking and an integral garage.



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 and all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

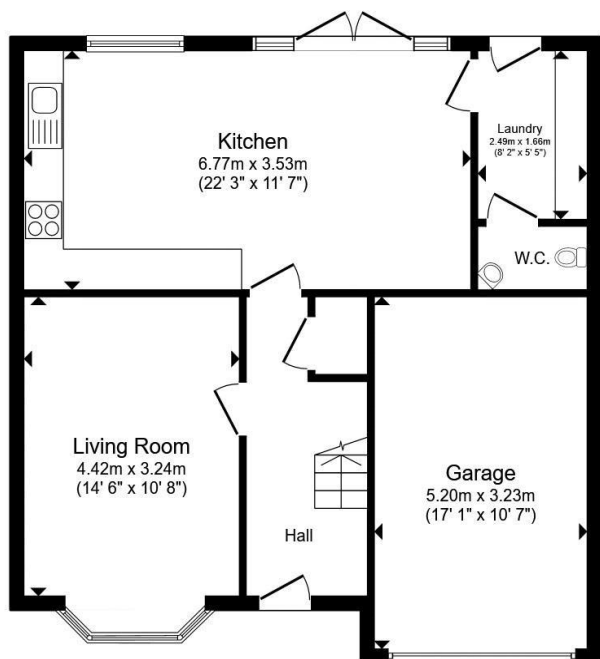
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

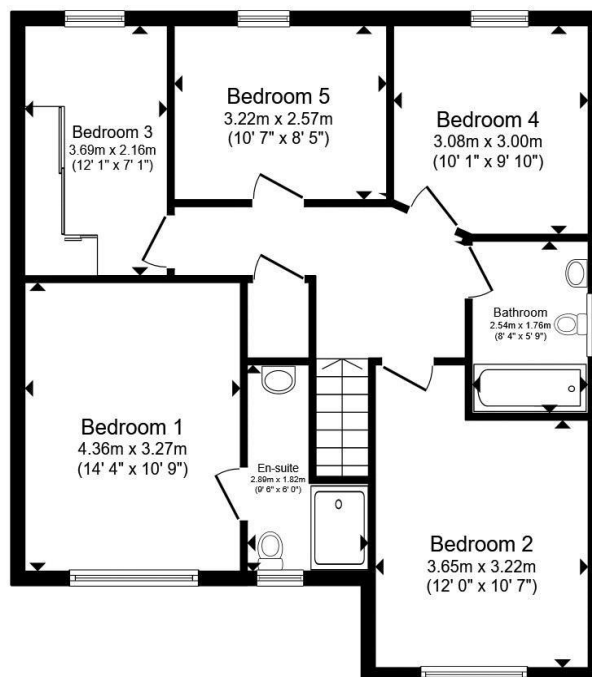
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor



First Floor

Total floor area 145.4 m² (1,565 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		