



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Hadleigh Road
Immingham
DN40 1HG

Offers in the Region Of £60,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no onward chain, this three bedroom end terrace property presents an excellent opportunity for first time buyers or buy to let investors. Situated within Immingham, the property offers well proportioned accommodation with the potential to create a fantastic family home or investment property. While the property requires a programme of refurbishment and improvement, it provides buyers with the opportunity to modernise and personalise the accommodation to suit their own tastes and requirements. The accommodation includes a lounge, dining room, kitchen, three bedrooms and wet room. With plenty of potential and offered to the market with no chain, early viewing is recommended to appreciate the opportunity on offer.

*** PLEASE NOTE THE PROPERTY IS CONSTRUCTED OF CONCRETE AND IS THEREFORE NO STANDARD CONSTRUCTION***

Lounge

9' 10" x 11' 3" (2.99m x 3.43m)

Dining room

9' 9" x 10' 6" (2.97m x 3.20m)

Kitchen

8' 10" x 10' 10" (2.69m x 3.30m)

Bedroom 1

10' 0" x 12' 2" (3.05m x 3.71m)

Bedroom 2

9' 1" x 12' 3" (2.77m x 3.73m)

Bedroom 3

7' 9" x 9' 4" (2.36m x 2.84m)

Wet room

5' 11" x 7' 10" (1.80m x 2.39m)

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

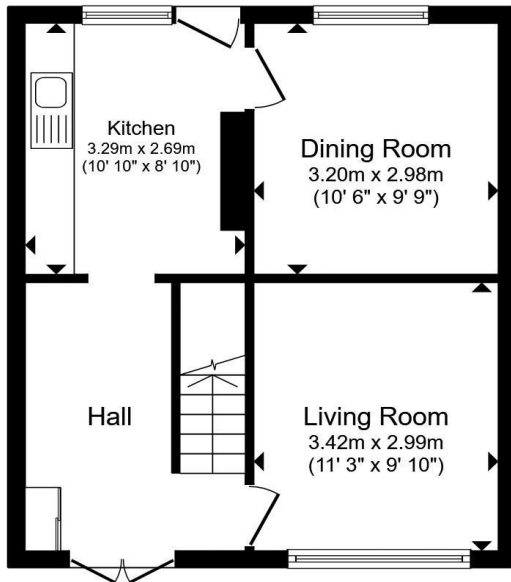
Free Valuations

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 for your free valuation.

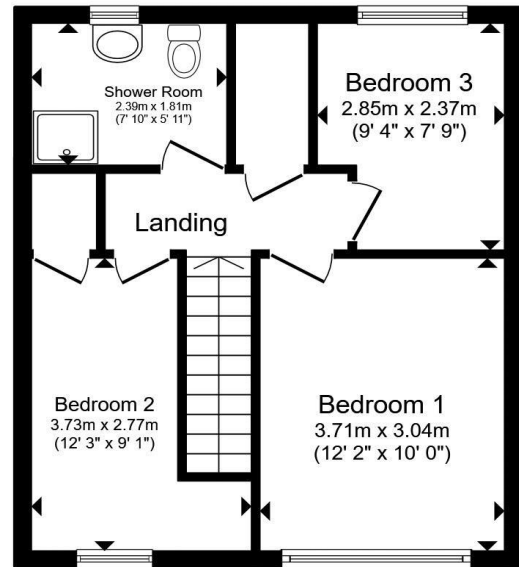
Property Management

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 77.7 m² (836 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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		