



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



170 Pelham Road
Immingham
DN40 1QD

Offers in the Region Of £140,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

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



Kitchen

16' 1" x 8' 4" (4.91m x 2.55m)

The kitchen has window to the side and rear elevation and door to the rear elevation, along with coving to the ceiling, and vinyl flooring. There is a range of fitted units to base and eye level with a ceramic hob and double oven and a stainless steel sink and drainer. with complimentary tiling.

Dining Room

9' 11" x 8' 2" (3.02m x 2.48m)

The dining room has a window to the rear elevation, coving to the ceiling and carpeted floor.

Lounge

11' 11" x 10' 10" (3.63m x 3.31m)

The lounge has a window to the front elevation, coving to the ceiling and carpeted floor.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.27m)

Bedroom one has a window to the front elevation, a carpeted floor and a range of fitted bedroom furniture.

Bedroom Two

9' 11" x 8' 2" (3.03m x 2.48m)

Bedroom two has a window to the rear elevation and a carpeted floor.

Bedroom Three

7' 2" x 8' 5" (2.18m x 2.57m)

Bedroom three has a window to the rear elevation and a carpeted floor.

Shower Room

5' 8" x 5' 9" (1.73m x 1.74m)

The shower room has an opaque window to the front elevation, radiator, a WC, basin and shower cubicle with a shower and complimentary tiling.

Front garden

The front garden has a driveway providing off road parking for multiple vehicles. Gates then open to provide access to the rear garden and the garage. There is also perimeter fencing and hedges along with established shrubs.

Rear Garden

The rear garden has a perimeter fencing, a lawn with established shrubs and a patio area ideal for alfresco dining. There is also an outside toilet and shed.

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 G: 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

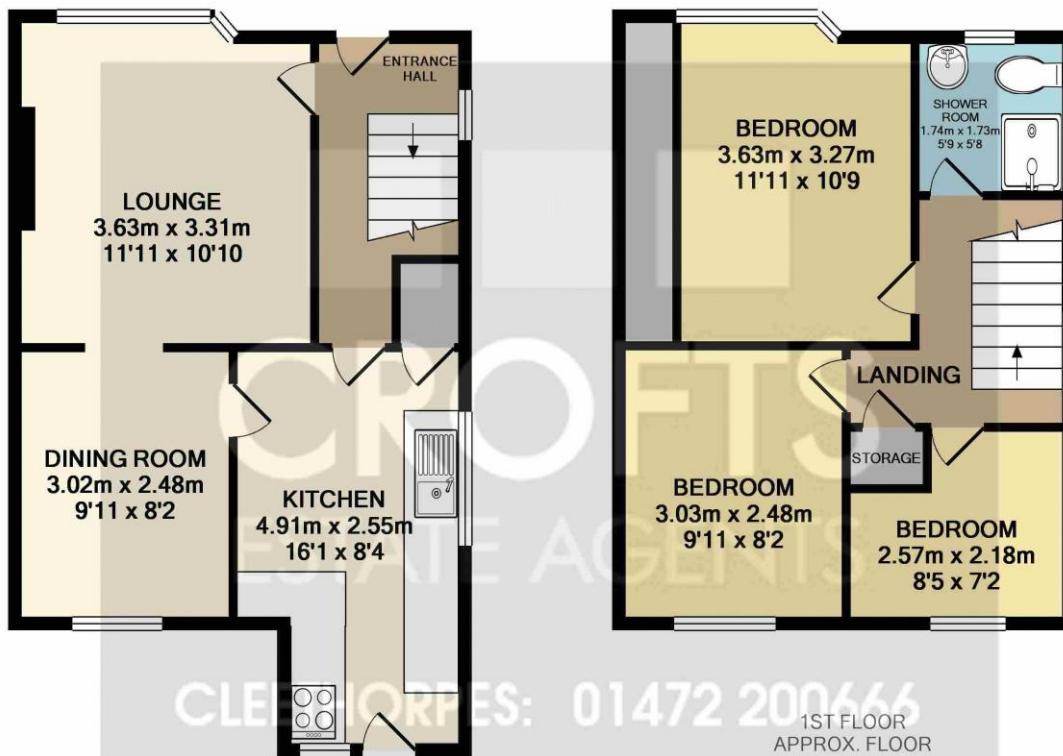
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





CROFTS ESTATE AGENTS
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GROUND FLOOR
 APPROX. FLOOR
 AREA 35.0 SQ.M.
 (377 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 32.5 SQ.M.
 (350 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.5 SQ.M. (727 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	