



CROFTS ESTATE AGENTS

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



230 Pelham Road
Immingham
DN40 1QE

Offers in the Region Of £130,000

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Property Description

Crofts Estate Agents are delighted to bring to the market this well-positioned three bedroom mid-terrace home, ideally situated on Pelham Road in the popular port town of Immingham. Perfectly placed for access to a fantastic range of local amenities, well-regarded schools and convenient bus links, this property is sure to appeal to a variety of buyers, from first-time purchasers and growing families to those looking for a worthwhile investment. Step inside and you'll find a welcoming entrance hall leading through to a spacious lounge, a well-proportioned kitchen-diner and a useful utility room, providing plenty of practical living space for everyday life. Upstairs, the property offers three bedrooms, including two generous double bedrooms, alongside a family bathroom. Outside, the home continues to impress with front and rear gardens, plus off road parking. The property also benefits from partial uPVC double glazing and gas central heating. With its convenient location, versatile accommodation and excellent potential, this is a property that deserves to be viewed. Early internal viewing is highly recommended — don't miss out!

Lounge

11' 4" x 12' 5" (3.45m x 3.78m)

This cosy living room is decorated to a modern standard and benefits from carpeted flooring, radiato and bay window to the front.

Kitchen/Diner

14' 6" x 17' 9" (4.42m x 5.41m)

Benefitting from a range of base and wall mounted units with integral oven, hob and extractor, integral fridge an breakfast bar area. There is also lino flooring, radiator, french doors and utility room

Bedroom 1

10' 0" x 12' 6" (3.05m x 3.81m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving, neutral decor and uPVC window with vent to the front elevation.

Bedroom 2

10' 0" x 11' 6" (3.05m x 3.50m)

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

Bedroom 3

8' 11" x 7' 5" (2.72m x 2.26m)

Briefly comprising of carpeted flooring, radiator, tasteful decor and uPVC window with vent to the front elevation.

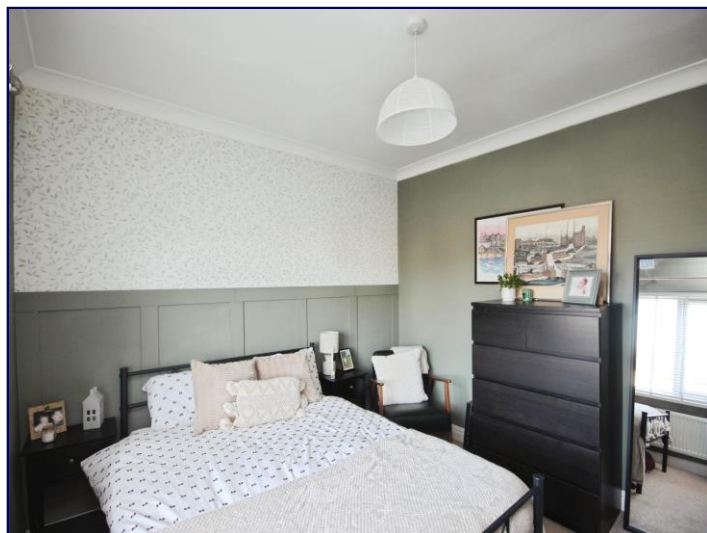
Bathroom

5' 10" x 6' 8" (1.78m x 2.03m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, towel rail radiator and uPVC window.

Externally

Externally there are gardens to the front and rear, with the rear garden being of a good size. There is also off road parking to the front.



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 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.



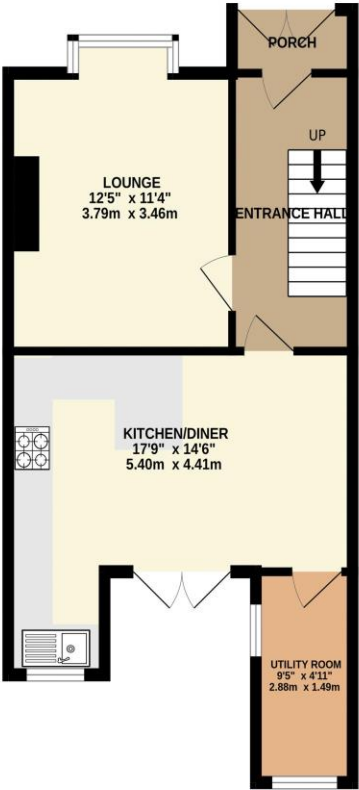


OPEN 7 DAYS A WEEK

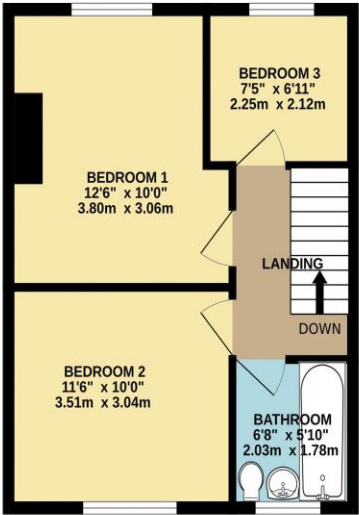
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		