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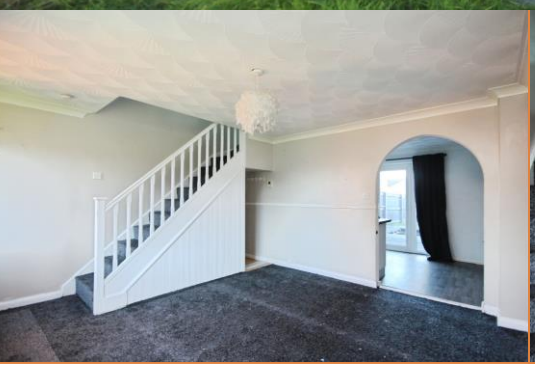
CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550











# Muirfield Croft
# Immingham
DN40 2JZ

## £105,000

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**Property Introduction**
Offered to the marked with NO FORWARD CHAIN, this property is ideal for first time buyers and buy-to-let investors alike, this well presented two bedroom mid-terrace home offers comfortable accommodation, low-maintenance living, and excellent investment potential in the popular town of Immingham. The property briefly comprises a welcoming lounge, a fitted kitchen with ample storage, two well proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, creating a private outdoor space ideal for relaxing or entertaining. Conveniently situated within easy reach of Immingham's town centre, local amenities, schools, and transport links, the property is well placed for everyday convenience.

**Lounge**
13' 2" x 13' 10" (4.01m x 4.21m)

**Kitchen**
8' 1" x 13' 8" (2.46m x 4.16m)

**Bedroom 1**
8' 2" x 13' 7" (2.49m x 4.14m)

**Bedroom 2**
6' 4" x 13' 8" (1.93m x 4.16m)

**Bathroom**
6' 6" x 7' 5" (1.98m x 2.26m)

**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 websitewww.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.

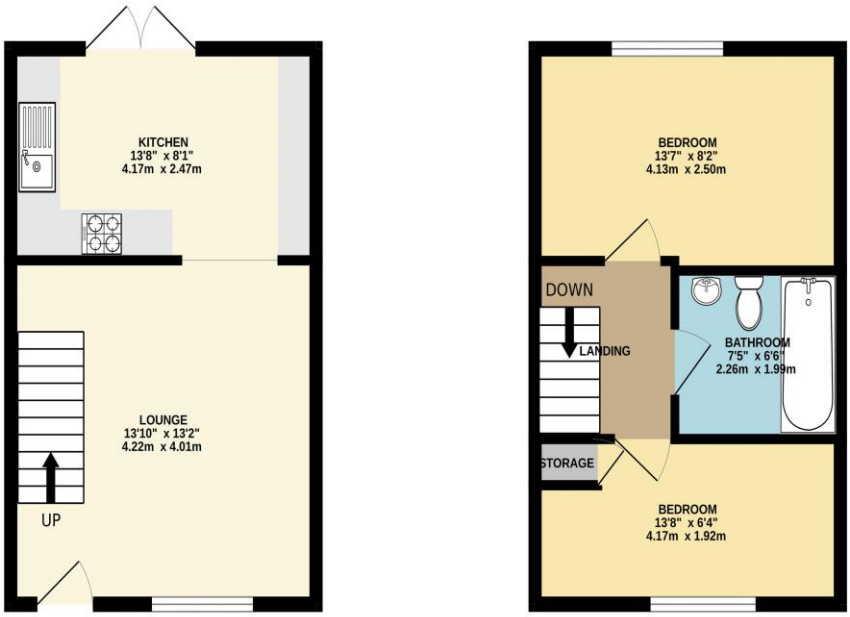
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**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.

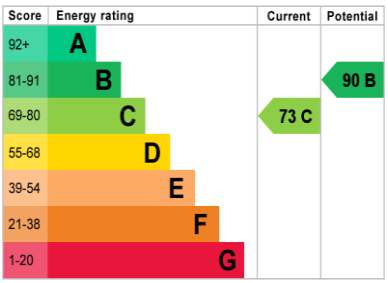
GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.




TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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MS/SEQ/8768/08.26