



# 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

  
**CROFTS**  
ESTATE AGENTS



12a Ferndown Drive  
Immingham  
DN40 2LP

Offers in the Region Of £74,950

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

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



### Entrance

Entering into the property through the front door reveals a radiator and carpeted stairs. The stairs then reveal a window to the side elevation, a radiator, carpeted floor, access to the loft and two cupboards.

### Lounge

15' 10" x 10' 11" (4.83m x 3.32m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also feature wall paper and an electric fire within a feature surround.

### Bedroom One

12' 10" x 10' 11" (3.92m x 3.33m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also feature wall paper and fitted wardrobes.

### Bedroom Two

7' 1" x 11' 3" (2.17m x 3.43m)

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

### Bathroom

6' 8" x 8' 2" (2.02m x 2.50m)

The bathroom has an opaque window to the side elevation, tiled flooring, a heated towel rail and vinyl flooring. There is also a white modern three piece suite with a WC, vanity basin and bath with shower over and glass shower screen.

### Outside

There is the front garden which has a lawn and then a driveway to provide access to the parking area. To the rear there is also a communal drying area and there is also a built in storage cupboard which is situated under the stairs to the flat and accessed to the side of the property.

**Tenure**

Believed to be Leasehold, 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](http://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](http://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.

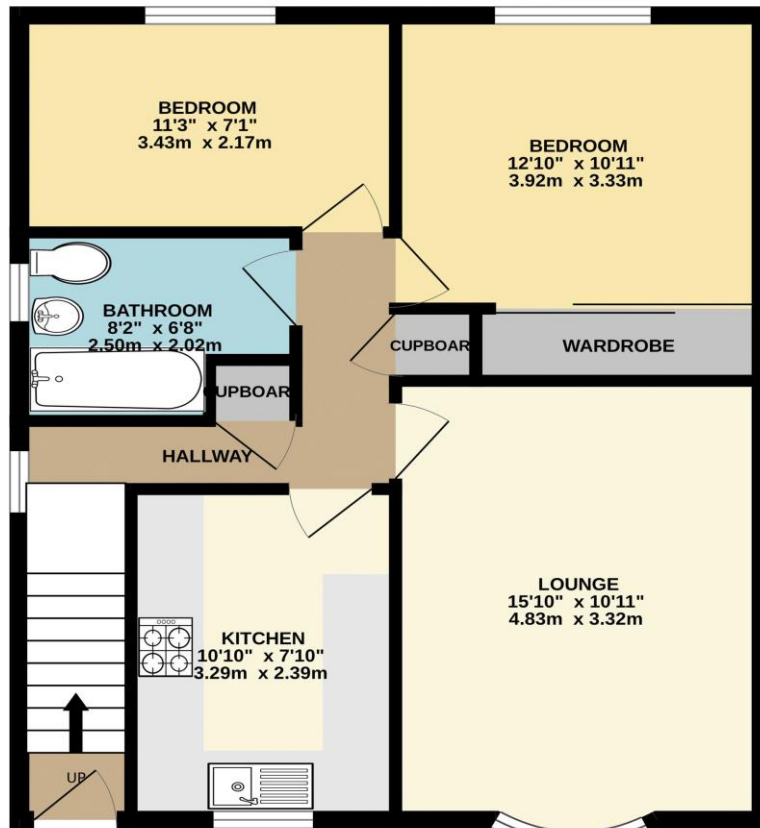
**Mortgage and Financial Advice**

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.**

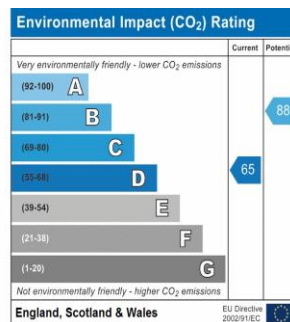
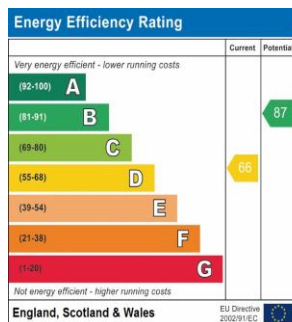


GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 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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