



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



**Oban Court  
Immingham  
DN40 1NA**

**Offers in the Region Of  
£137,200**

Crofts Estate Agents are delight to bring to the market and being sold with NO FORWARD CHAIN, this two bedroom semi detached bungalow, situated in the popular port town of Immingham. Well positioned, this property is within easy reach of shops, pubs, takeaways and good schools for children of all ages. There is also excellent road links with easy access to the A180, Grimsby and Habrough train station. Internal viewing will reveal the entrance hallway, lounge, kitchen, conservatory, two good size bedrooms and the shower room. Externally there are generous size gardens to the front and rear and off road parking with single garage.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
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



### Lounge

10' 2" x 14' 7" (3.10m x 4.44m)

Benefitting from carpeted flooring, radiator, gas fire, neutral decor and coving to the ceiling.

### Kitchen

8' 8" x 8' 11" (2.64m x 2.72m)

This fully fitted kitchen benefits from base and wall mounted units, integral oven, hob with extractor above, sink with drainer, tiled splash back, radiator and uPVC window and door.

### Conservatory

8' 3" x 16' 6" (2.51m x 5.03m)

Located to the rear, this almost full width conservatory comprises of vinyl flooring, uPVC windows to the side and rear elevations, power and lighting and French doors to the side.

### Bedroom 1

10' 2" x 13' 0" (3.10m x 3.96m)

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

### Bedroom 2

7' 10" x 8' 8" (2.39m x 2.64m)

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

### Shower Room

5' 1" x 5' 8" (1.55m x 1.73m)

Benefitting from a corner shower, vanity basin, WC, vinyl flooring, radiator and uPVC window to the side elevation.

### Externally

Externally there are generous size gardens to the front and rear and off road parking with single garage.

**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.

**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.

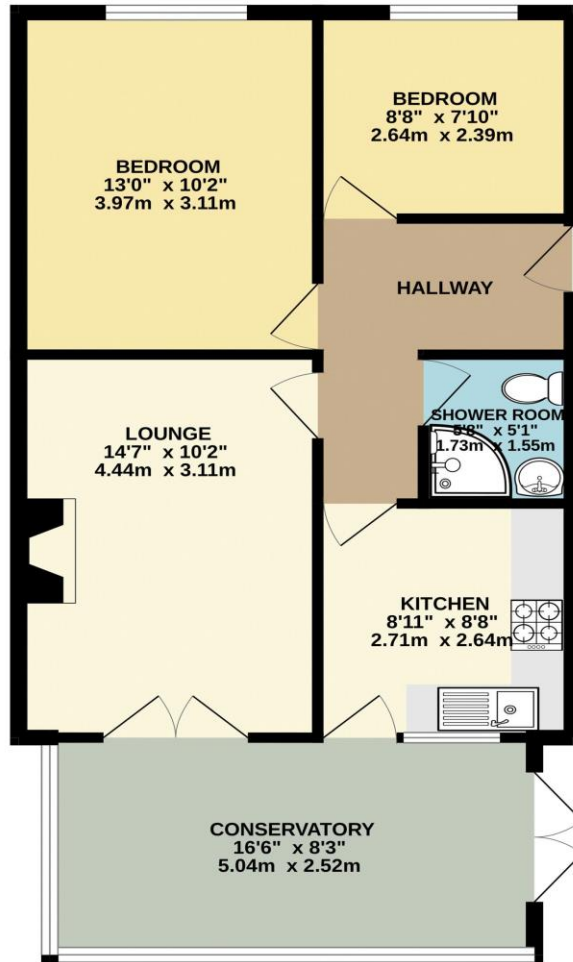
**Mortgage and Financial Advice**

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  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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