



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



20 Clyfton Crescent Immingham
Immingham
DN40 2BA

Offers in the Region Of £165,000

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



Lounge

10' 10" x 13' 11" (3.30m x 4.24m)

Neutrally decorated, this living room benefits from carpeted flooring, radiator, coving and dual aspect uPVC windows.

Dining Room

8' 7" x 10' 8" (2.61m x 3.25m)

Kitchen

7' 5" x 8' 7" (2.26m x 2.61m)

The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. Offering a practical layout with plenty of potential, it serves as a functional space for everyday cooking and dining.

Bedroom 1

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

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window.

Bedroom 2

9' 11" x 10' 11" (3.02m x 3.32m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window.

Shower Room

5' 5" x 7' 5" (1.65m x 2.26m)

Benefitting from a shower cubical, basin, WC, vinyl flooring, radiator and uPVC window.

Externally

Externally, the bungalow enjoys a generous rear garden, offering a private space to relax, entertain, or enjoy gardening, while the front of the property provides a neat garden and driveway parking.

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 website- www.voa.gov.uk/cti

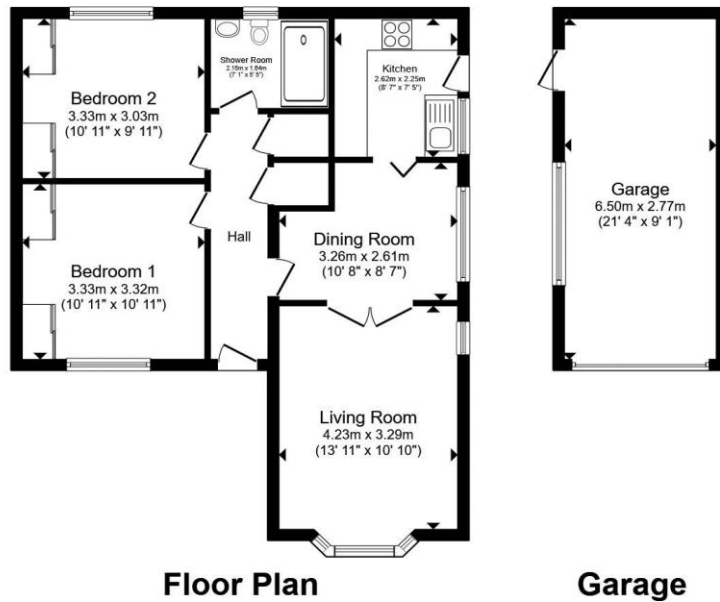
Free Valuations

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.





Total floor area 80.0 m² (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		