



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



13 Robert Close
Immingham
DN40 2EH

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
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

12' 0" x 12' 3" (3.65m x 3.73m)

A bright and welcoming lounge providing a comfortable space for relaxing and entertaining, with plenty of room for a range of furniture and a pleasant outlook.

Kitchen

11' 6" x 12' 2" (3.50m x 3.71m)

A well appointed kitchen featuring a range of fitted wall and base units, contrasting work surfaces and space for appliances. A practical and functional space for everyday living.

Bedroom 1

11' 10" x 14' 11" (3.60m x 4.54m)

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

Bedroom 2

9' 9" x 11' 1" (2.97m x 3.38m)

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

Bedroom 3

7' 11" x 11' 11" (2.41m x 3.63m)

Currently occupied as an office, the third briefly comprises of carpeted flooring, radiator and uPVC window.

Bathroom

5' 7" x 6' 0" (1.70m x 1.83m)

A modern bathroom fitted with a three piece suite, comprising a bath with shower over, wash hand basin and WC, complemented by contemporary finishes.

Exterior

Externally, the property benefits from attractive gardens and off road parking, providing both convenience and outdoor space.



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 B: 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

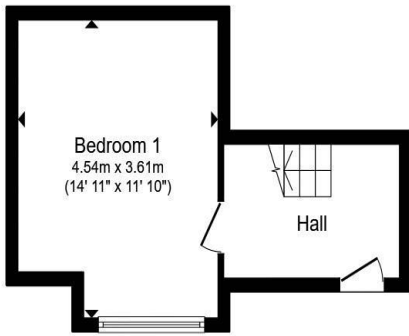
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

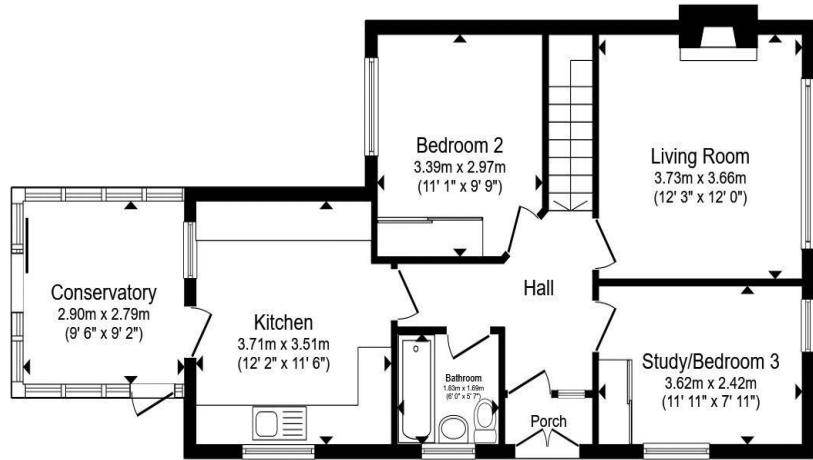
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Lower Ground Floor



Ground Floor

Total floor area 90.5 m² (974 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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