



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

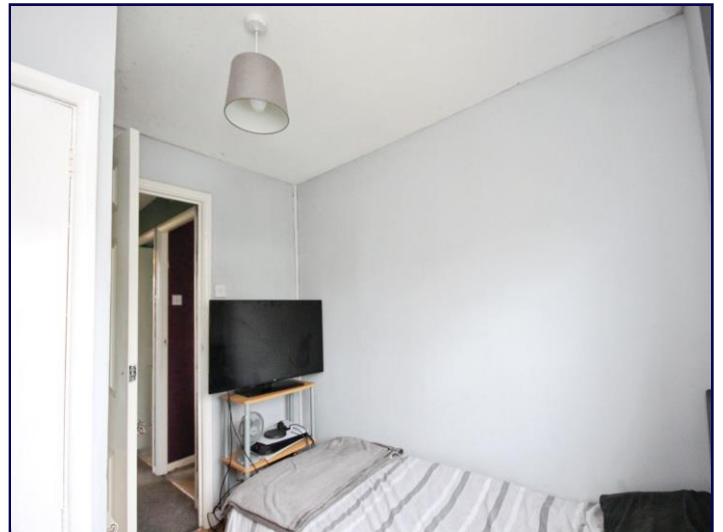


56 Talbot Road
Immingham
DN40 1EX

Offers in the Region Of £122,500

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/Diner

10' 11" x 12' 11" (3.32m x 3.93m)

Benefitting from laminate flooring, stylish decor, radiator and uPVC window to the front elevation.

Kitchen

9' 5" x 10' 5" (2.87m x 3.17m)

This modern kitchen benefits from a range of handle-less units, integral oven with hob and extractor above, tiled splashback and uPVC door and window to the rear.

Bedroom 1

11' 8" x 12' 11" (3.55m x 3.93m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Bedroom 2

8' 8" x 12' 11" (2.64m x 3.93m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the front elevation.

Bathroom

5' 4" x 6' 0" (1.62m x 1.83m)

Benefitting from a bath with shower above, basin, vinyl flooring, radiator and uPVC window to the rear elevation. You will also find the WC on the ground floor.

Externally

Externally, the property benefits from front and rear gardens, with ample outdoor space for families or keen gardeners.

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

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.



GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.

1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 77.2 sq.m. (831 sq.ft.) 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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