



# 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



14 Talbot Road  
Immingham  
DN40 1EX

Offers in the Region Of £135,000

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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



### Lounge

11' 2" x 13' 0" (3.40m x 3.96m)

A stylish and inviting lounge featuring attractive laminate flooring, creating a modern and low-maintenance living space. Bright and well-presented throughout, this comfortable room provides the perfect setting for relaxing or entertaining guests.

### Dining area

8' 9" x 9' 4" (2.66m x 2.84m)

Benefitting from laminate flooring, radiator, modern decor and uPVC window to the rear elevation.

### Kitchen

9' 0" x 10' 3" (2.74m x 3.12m)

The property boasts a modern fitted kitchen finished to a high standard, offering sleek cabinetry, quality work surfaces, and ample space for dining. A bright and functional area, perfect for modern family living and entertaining.

### Bedroom 1

10' 11" x 13' 0" (3.32m x 3.96m)

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

### Bedroom 2

8' 7" x 13' 0" (2.61m x 3.96m)

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

### Bedroom 3

8' 2" x 8' 9" (2.49m x 2.66m)

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

### Bathroom

5' 8" x 5' 11" (1.73m x 1.80m)

This modern shower suite benefits from a corner shower cubical, WC, vanity basin, radiator and uPVC window to the rear elevation.

### Externally

Externally, there is ample off road parking to the front along with a low maintenance rear garden.

**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](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.

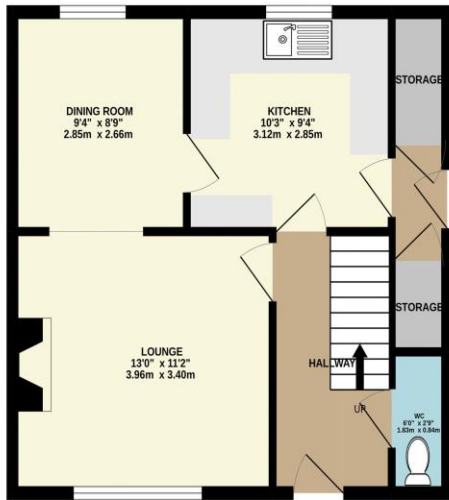
**Mortgage and Financial Advice**

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.

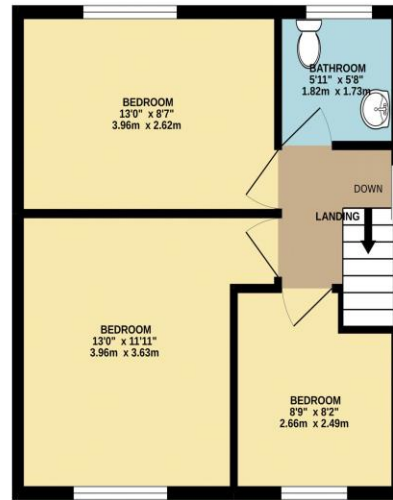
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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 efficiencies can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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