



# 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



27 Ferndown Drive  
Immingham  
DN40 2LR

Offers Over £160,000

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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



**Entrance**

Entering the property reveals coving to the ceiling, a radiator and carpeted floor.

**Lounge**

16' 5" x 15' 11" (5.01m x 4.85m)

The lounge has a window to the front elevation, ceiling, a radiator and carpeted floor. There is also access to the under stairs storage cupboard.

**Kitchen/Diner**

8' 10" x 15' 11" (2.70m x 4.84m)

The kitchen-diner has a window and French doors to the rear elevation, ceiling, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, electric oven and gas hob with extractor over.

**First Floor Landing**

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

**Bedroom One**

12' 8" x 9' 0" (3.86m x 2.74m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor.

**Bedroom Two**

12' 8" x 9' 1" (3.87m x 2.76m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor.

**Bedroom Three**

7' 9" x 6' 7" (2.37m x 2.00m)

Bedroom three has a window to the front elevation, a radiator and carpeted floor.

**Bathroom**

5' 11" x 7' 7" (1.80m x 2.32m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and bath.

**Outside**

To the front there is a lawn and off road parking. A gate then opens to reveal the rear garden with perimeter fencing, a lawn and decked area ideal for alfresco dining.

**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**

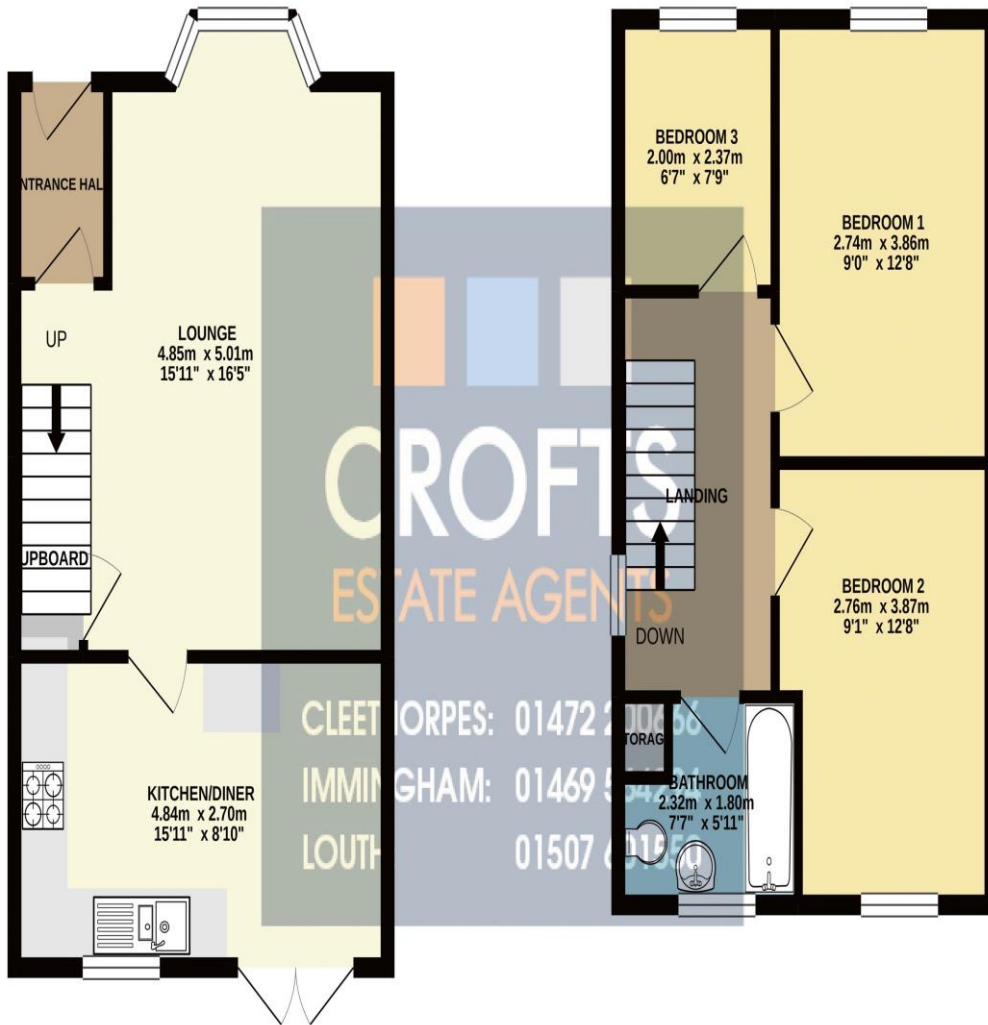
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



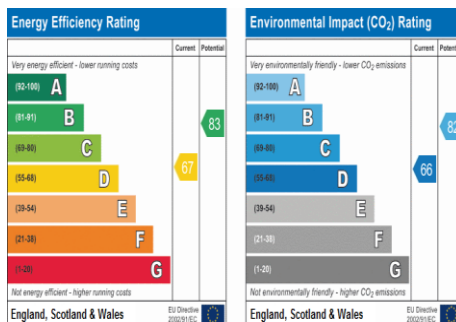
GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.

1ST FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 75.7 sq.m. (815 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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