



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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LOUTH
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Kings Road

Immingham
DN40 1AN

Monthly Rental Of £575

Crofts Estate Agents Sales and Lettings are delighted to bring to the market this three bed mid terrace house, situated in the popular port town of Immingham. Having recently been renovated, this property is modern throughout and benefits from excellent road links and being nearby to a range of local amenities. Internal viewing will reveal the porch, lounge, kitchen, WC and bathroom. To the first floor there are three bedrooms, two being doubles. Externally, there is a generous size rear garden with greenhouse. Early viewings are recommended and can be arranged by contacting our Immingham branch.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

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info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Lounge

12' 5" x 17' 0" (3.78m x 5.18m)

Kitchen

7' 11" x 13' 1" (2.41m x 3.98m)

Bedroom 1

10' 9" x 12' 5" (3.27m x 3.78m)

Bedroom 2

7' 5" x 10' 5" (2.26m x 3.17m)

Bedroom 3

7' 11" x 11' 6" (2.41m x 3.50m)

Bathroom

5' 3" x 7' 11" (1.60m x 2.41m)

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.

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 for your free valuation.

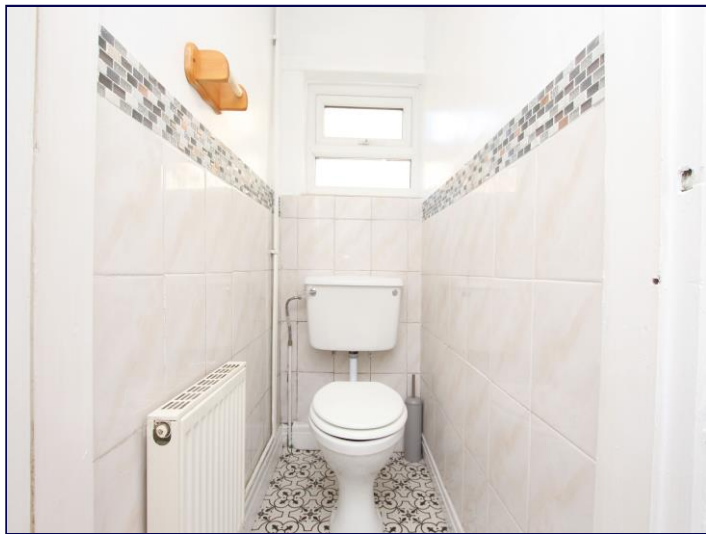
Property Management

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.

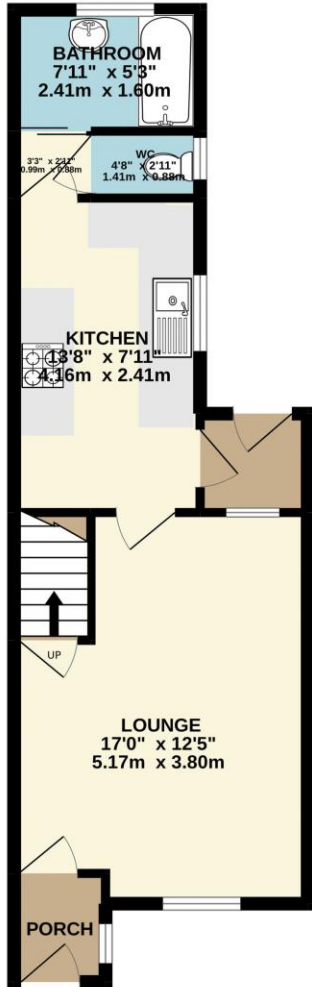
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

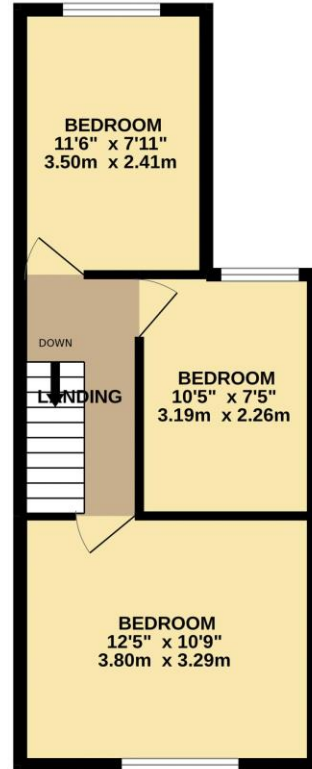
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

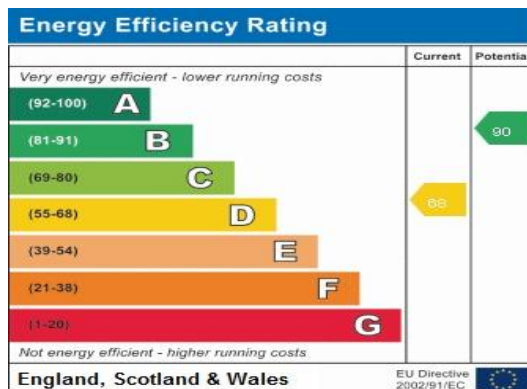


1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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 efficiency can be given.
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