



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



12 Eastfield Road
Keelby
DN41 8JE

Offers in the Region Of £175,000

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

9' 10" x 15' 10" (2.99m x 4.82m)

Located at the front of the property is the lounge which is a good size and benefits from carpeted flooring, coving to the ceiling, radiator and uPVC window.

Kitchen/Diner

9' 5" x 15' 10" (2.87m x 4.82m)

Benefitting from base and wall mounted units with vinyl flooring, sliding door to the rear, tiled splash back, 1 and a half sink with drainer and plumbing for a washing machine

Bedroom 1

10' 8" x 11' 2" (3.25m x 3.40m)

Bedroom one briefly comprises of carpeted flooring, built in storage and uPVC window to the front elevation.

Bedroom 2

9' 1" x 11' 2" (2.77m x 3.40m)

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

Bedroom 3

6' 5" x 8' 4" (1.95m x 2.54m)

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

Bathroom

6' 5" x 6' 8" (1.95m x 2.03m)

Benefitting from a corner bath with shower above, WC, basin, vinyl flooring, tiled walls and uPVC window to the rear elevation.

Exterior

Externally there is off road parking with integral garage and generous sized gardens to the front and rear. There are also solar panels to the roof providing affordable electricity.

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

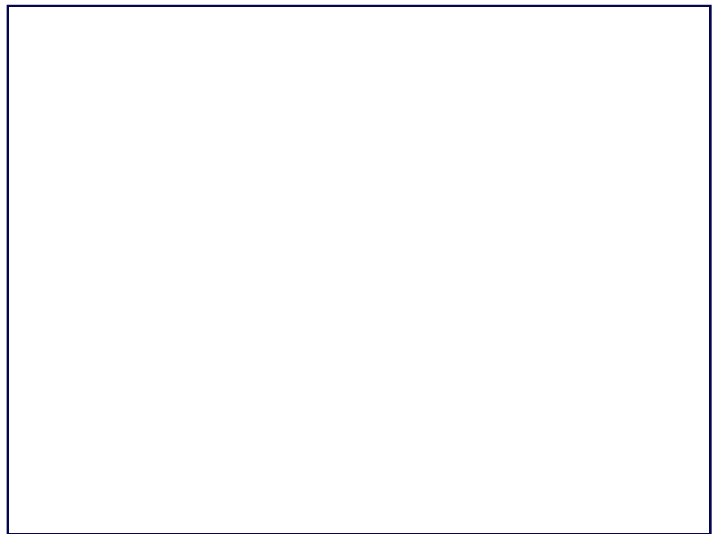
Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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 your free valuation.

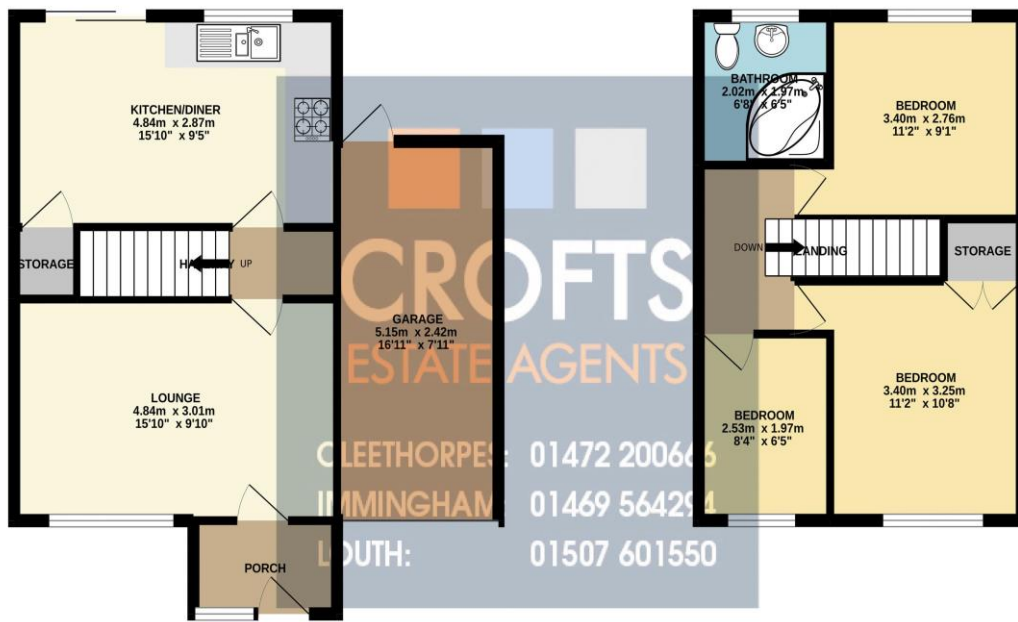
Property Management

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.



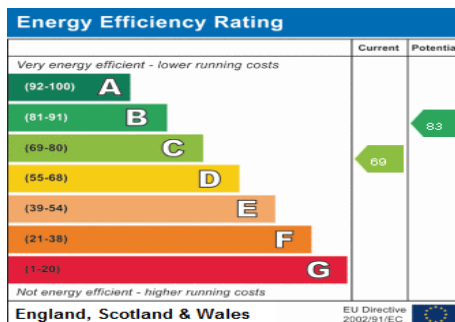
GROUND FLOOR
48.3 sq.m. (520 sq.ft.) approx.

1ST FLOOR
33.1 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 81.4 sq.m. (876 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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