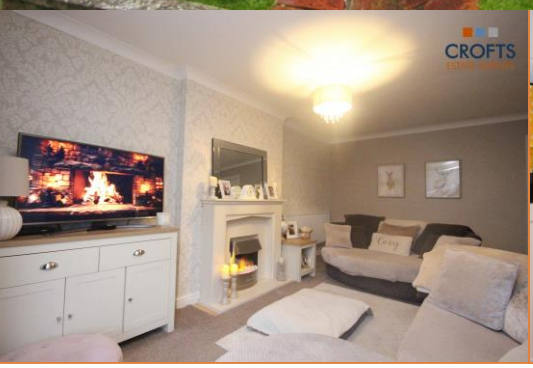
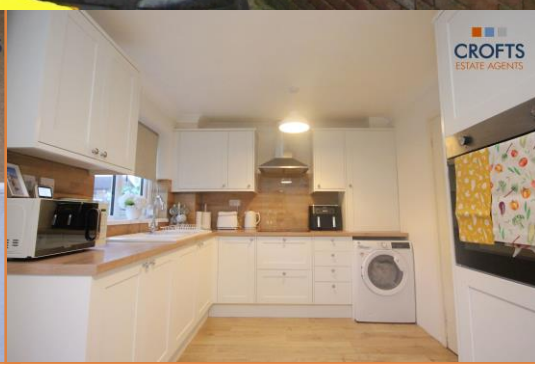








27 Ferndown Drive
Immingham
DN40 2LR

Offers Over £155,000

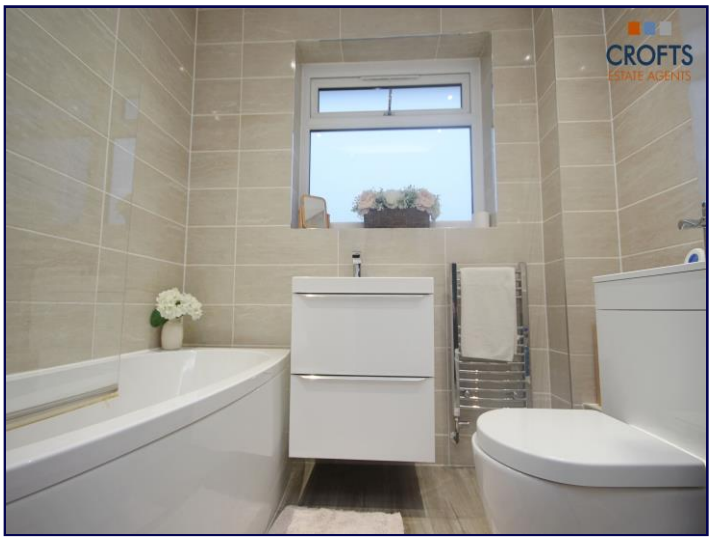
Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed









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

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.

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.

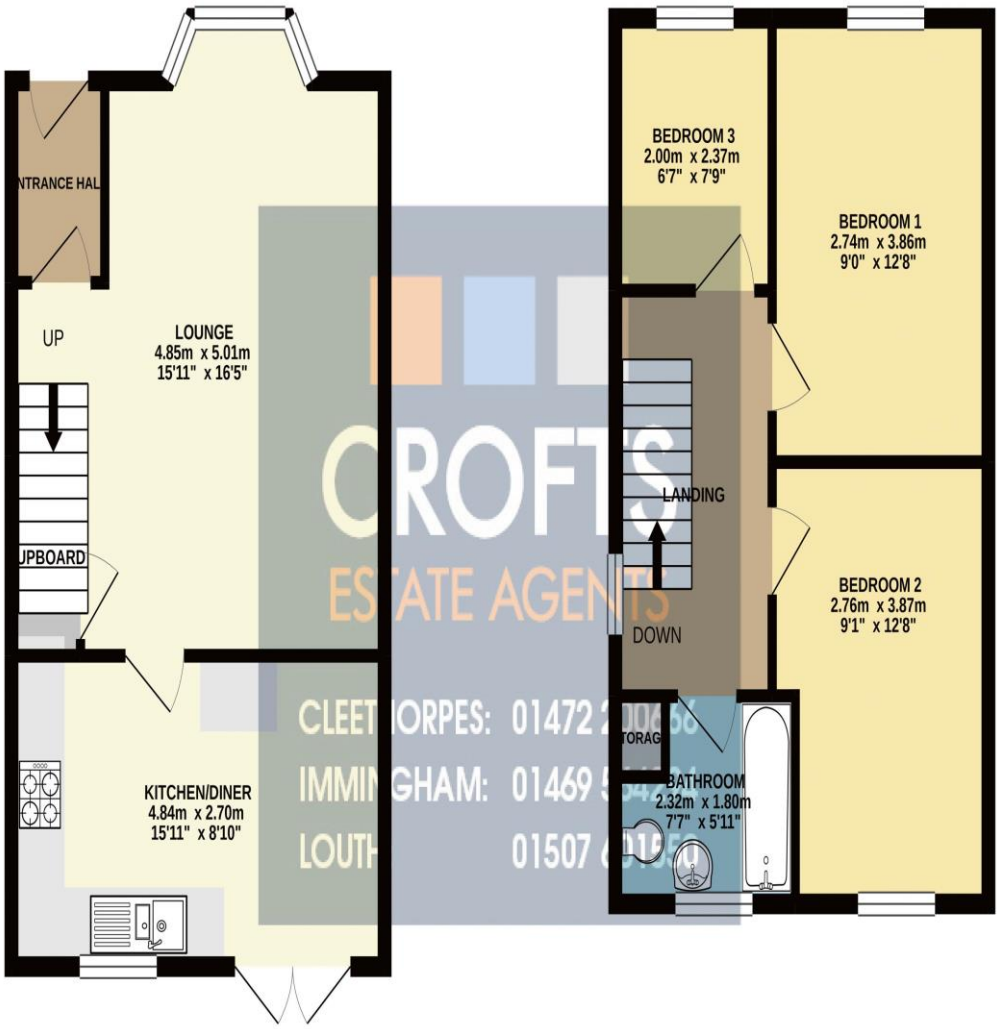
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PRS Property Redress Scheme
rightmove

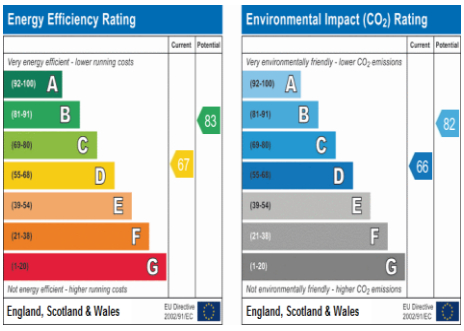
GROUND FLOOR
38.3 sq.m. (412 sq.ft.) approx.

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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