



## Jersey Place

Immingham  
DN40 1PZ

Offers in the Region Of  
£162,995

Crofts Estate Agents are delighted to bring to the market this stylish three bed semi detached house, situated in the popular town of Immingham. Jersey Place, which is situated off Margaret Street is a modern development in the heart of Immingham and is within walking distance of a range of local amenities, including schools for children of all ages. This lovely property, which is ideally suited to a family, comprises of lounge, WC and kitchen-diner to the ground floor. Heading upstairs you will find three good size bedrooms and the family bathroom. Externally, this property benefits from off road parking with integral garage and generous size gardens to the front and rear.



### Lounge

10' 2" x 14' 3" (3.10m x 4.34m)

This cosy living room comprises of carpeted flooring, modern decor, radiator and uPVC window.

### Kitchen/Diner

7' 9" x 13' 6" (2.36m x 4.11m)

Located to the rear of the property, this modern kitchen benefits from base and wall mounted units, sink with drainer, integral oven with hob and extractor above and tiled splashback. There is also vinyl flooring, uPVC window and patio doors which open out to the rear garden.

### Bedroom 1

9' 2" x 16' 9" (2.79m x 5.10m)

The larger of the three bedroom's benefits from dual aspect uPVC windows, which allow plenty of natural daylight to enter, carpeted flooring, modern decor and radiator.

### Bedroom 2

10' 3" x 13' 1" (3.12m x 3.98m)

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

### Bedroom 3

6' 8" x 11' 9" (2.03m x 3.58m)

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

### Bathroom

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

### 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 B: 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.

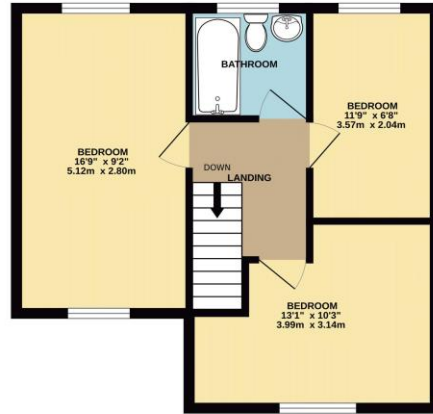
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

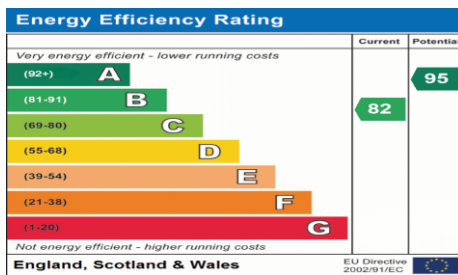


1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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