



Chapel Road
Habrough
Immingham
DN40 3AH

Offers in the Region Of
£230,000

Crofts Estate Agents presented to the market and being sold with **NO FORWARD CHAIN**, this spacious four bed detached house, which is situated in the delightful village of Habrough. The property does require modernisation throughout, however it presents a fantastic purchase opportunity for a range of buyers, with bundles of potential for the next owners to really put their mark on it. Heading inside the accommodation will reveal the entrance porch, entrance hallway, lounge, dining room, conservatory and kitchen. Heading to the first floor you will find four bedrooms, all being a generous size, with family shower suite situated at the top of the stairs. Externally, there is ample off road parking to the front with integral garage and a fairly low maintenance rear garden, again, which offers plenty of potential to landscape, if required. Viewings are essential in order to fully appreciate this property.



Lounge
12' 10" x 15' 11" (3.91m x 4.85m)

Dining Room
8' 8" x 12' 10" (2.64m x 3.91m)

Conservatory
11' 8" x 12' 1" (3.55m x 3.68m)

Kitchen
8' 8" x 11' 11" (2.64m x 3.63m)

Bedroom 1
9' 3" x 12' 10" (2.82m x 3.91m)

Bedroom 2
9' 2" x 12' 3" (2.79m x 3.73m)

Bedroom 3
10' 2" x 11' 8" (3.10m x 3.55m)

Bedroom 4
9' 7" x 10' 1" (2.92m x 3.07m)

Shower Room
5' 6" x 7' 5" (1.68m x 2.26m)

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 C: 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.

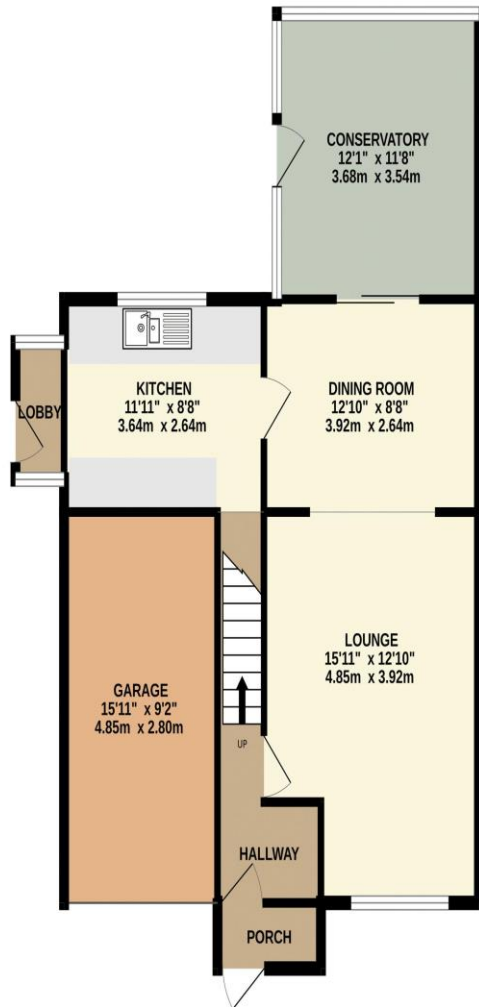
Mortgage and Financial Advice

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.

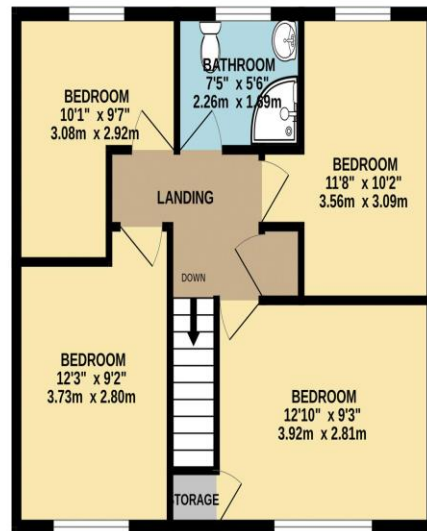
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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