



## Ferndown Drive

Immingham  
DN40 2LP

Offers in the Region Of  
£93,000

Crofts Estate Agents are pleased to offer for sale this deceptively spacious and modern first floor flat, located within the popular port town of Immingham. This property would make an ideal purchase for a first time buyers or buy to let investor. Benefiting from new flooring and freshly decorated rooms throughout, new intercom system, excellent road links and a range of local amenities within a close proximity. Internal viewing will reveal the lounge, kitchen, two bedrooms, both being doubles and the shower room. Externally there is off road parking and the front garden. The property also benefits from uPVC double glazing and gas central heating. PLEASE NOTE- ONLY PART OF THE BUILDING SHOWN IS FOR SALE.



### Lounge

10' 5" x 15' 9" (3.17m x 4.80m)

This spacious living room benefits from modern, light decor, radiator, electric fire and uPVC bay window.

### Kitchen

8' 8" x 10' 4" (2.64m x 3.15m)

This modern, fully fitted kitchen benefits from a range of base and wall mounted units, freestanding oven with hob and plumbing for a washing machine. There is also vinyl flooring, radiator and uPVC window.

### Bedroom 1

10' 5" x 13' 0" (3.17m x 3.96m)

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator, fitted wardrobes and uPVC window to the rear elevation.

### Bedroom 2

7' 2" x 11' 2" (2.18m x 3.40m)

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

### Bathroom

6' 4" x 8' 5" (1.93m x 2.56m)

Benefitting from a modern shower suite, including shower cubical, WC, vanity basin, vinyl flooring, towel rail radiator and uPVC window to the side elevation.



**Tenure**

Believed to be Leasehold, 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](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**

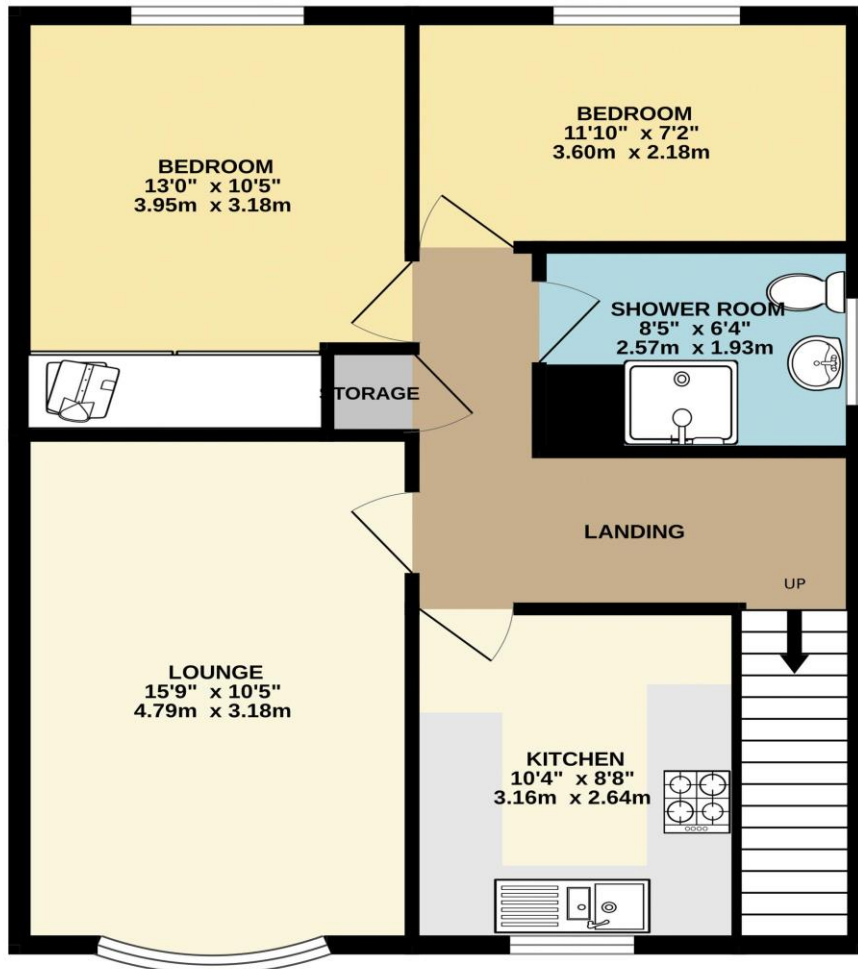
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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