PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294





Ancholme Avenue Immingham DN40 2DR

Offers in the Region Of £49,950

ATTENTION FIRST TIME BUYERS OR INVESTORS Priced to sell, this deceptively spacious one bedroom ground floor flat creates an ideal purchase opportunity for first time buyers or buy to let investors, with the property offering a potential rental return of £525 per calendar month. Nearby, there are excellent road links with easy access to the A180, a range of local amenities and is only a short drive from Habrough Train Station. Briefly comprising of porch, lounge, kitchen, bedroom and shower room. Being the ground floor, the property also benefits from a generous size front garden with space for a shed. There is also the added benefit of allocated parking to the rear. Early viewing is essential in order to avoid disappointment.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed



Lounge 9' 5'' x 15' 8'' (2.87m x 4.77m)

Kitchen 5' 6'' x 10' 0'' (1.68m x 3.05m)

Bedroom 1 10' 10" x 11' 5" (3.30m x 3.48m)

Shower Room 5' 6'' x 5' 6'' (1.68m x 1.68m)

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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

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

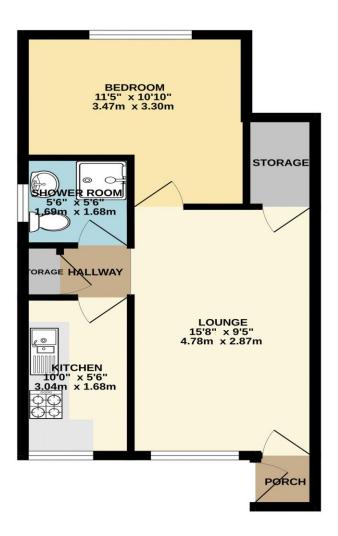
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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









TOTAL FLOOR AREA : 387 sq.ft. (35.9 sq.m.) approx. While every attempt has been made to ensure the accurate of the flowing an anomalie of the results of the second of the second s

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for deriving order, or to their untended purpose. These details do not form any other use but guidance & illustration. Crofts have not tested do therwise, furnishings and contents are not included upronse. These details do not form any other use but guidance & illustration. Crofts estate agents Immingham. Segistered in England. Company Number 14308294