



Riverhead | Louth |

Asking Price: £175,000



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property it must be


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SUMMARY

- 2 Bedrooms
- Entrance Hall & Cloakroom WC
- Lounge
- Breakfast Kitchen
- Conservatory
- Modern Bathroom
- Driveway
- Spacious Rear Garden



DESCRIPTION

We are delighted to offer for sale this modern two bedroom end terrace town house, located in a sought after residential area of Louth. The well planned accommodation briefly comprises: entrance hall, cloakroom wc, lounge, kitchen diner, two bedrooms and modern bathroom. Driveway to the side of the property and rear gardens. No forward chain involved.



LOCATION

This property is situated in a central location with excellent schooling and local amenities close by. The market town of Louth is a short distance away, where you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service.



DIRECTIONS

Head east on Cornmarket towards New Street, Turn left onto Market Place, Continue onto Eastgate, Go through 1 roundabout, At the roundabout, take the 1st exit onto Ramsgate, Continue onto Riverhead Road the property can be identified by our for sale board.





PARTICULARS OF SALE

Entrance Hall:

Entrance door to the front elevation. Staircase rising to the first floor accommodation. Wall mounted central heating thermostat. Radiator. Doors leading to the lounge and cloakroom WC.

Cloakroom WC: 5'2" x 3' (1.57m x 0.91m)

Double glazed window to the front. Fitted with a two piece suite comprising of a close coupled dual flush WC and vanity wash hand basin with storage below. Wall mounted electric consumer unit. Radiator.

Lounge: 14'1" x 9'9" (4.3m x 2.97m)

Double glazed window to the front elevation. Coving to the ceiling. TV aerial point. Under stair storage cupboard. Radiator. Door leading to the breakfast kitchen.

Breakfast Kitchen: 13'3" x 8' (4.04m x 2.44m)

Double glazed window to the rear elevation. Fitted with a range of high gloss finish cream wall and base units with complementary worksurfaces over incorporating a stainless steel one and a half bowl sink unit with mixer tap and drainer. Attractive tiling to splash areas. Built in electric fan oven with four ring gas hob and stainless steel chimney style extractor over. Plumbing for washing machine. Wall mounted Ideal Logic gas fired central heating boiler. Radiator. Double doors leading to the conservatory.

Conservatory: 9'8" x 11'4" (2.95m x 3.45m)

Of uPVC construction and dwarf brick wall with an insulated conservatory roof. Double doors to the side elevation leading out to the garden. Electric radiator.

Landing:

Doors leading to both bedrooms and bathroom.

Bedroom One: 13'4" (max) x 12'3" (4.06m (max) x 3.73m)

Double glazed windows to the front elevation. TV aerial point. Over stair storage cupboard. Radiator.



Bedroom Two: 6'9" x 9'7" (2.06m x 2.92m)

Double glazed window to the rear elevation. Pull down loft hatch providing access to the loft space. Radiator.

Bathroom: 6'2" x 6'2" (1.88m x 1.88m)

Double glazed window to the rear elevation. Fitted with a modern three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and close coupled dual flush WC. Attractive tiling to splash areas. Extractor fan. Heated towel rail.

Outside:

To the front of the property is an open aspect gravelled area with a few shrubs and a footpath leading to the front entrance door. Tarmacked driveway to the side of the property providing parking for vehicles.

The rear garden can be accessed via the timber pedestrian gate to the bottom of the driveway. The garden is predominately laid to lawn with a paved patio area perfect for al fresco dining. Garden shed. Outside water tap. Timber fencing to the perimeters.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. TC Property Louth Ltd., their clients and any joint agents give notice that:-

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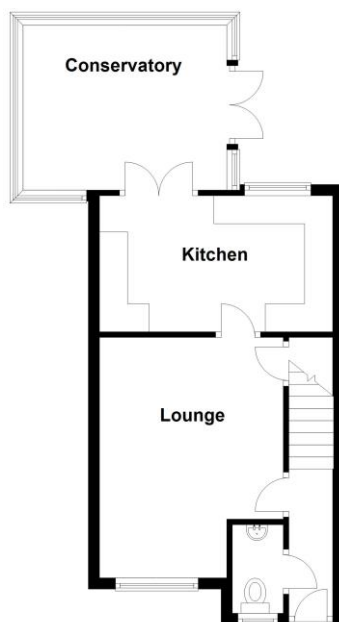
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



FLOOR PLANS

Ground Floor



First Floor



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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