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Hawthorne Avenue, Louth



When it comes to
property it must be


lovelle



£115,000



Located a short walk from the centre of town is this spacious two bedroom home. The property requires renovations throughout but would make a great period home once work had been undertaken. The accommodation briefly comprises of entrance lobby, lounge, dining room, kitchen, bathroom and two bedrooms. No Onward Chain.

Key Features

- Short Walk from Town Centre
- In Need of Renovations
- Lounge & Dining Room
- Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Rear Gardens
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold



Entrance Lobby

Hardwood entrance door to the front elevation. Door leading to the lounge.

Lounge

12'1" x 10'1" (3.7m x 3.1m)

Sash window to the front elevation. Coving to the ceiling. TV aerial and telephone points. The focal point of the lounge is the open cast iron fire place. Electric fuse box with both gas and electric meters. Open through to the dining room.

Dining Room

12'1" x 12'0" (3.7m x 3.7m)

Sash window to the rear elevation. Coving to the ceiling. Tv aerial. Enclosed staircase rising to the first floor accommodation with spacious under stair storage cupboard. Gas fire. Door leading to the kitchen.

Kitchen

11'0" x 6'0" (3.4m x 1.8m)

Window and hardwood entrance door to the side elevation. Fitted range of wall and base units with complementary worksurfaces over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Gas and electric cooker points with chimney style extractor over. Gas fired central heating boiler currently just contributing to the hot water and gas fires. Door leading to the bathrom.

Bathroom

6'0" x 6'1" (1.8m x 1.9m)

Window to the side elevation. Fitted with a three piece suite comprising of panelled bath with stainless steel mixer tap and handheld shower attachment, close coupled WC and pedestal wash hand basin. Tiling to walls.

Landing

Doors leading to both bedrooms.

Bedroom One

12'1" x 11'0" (3.7m x 3.4m)

Sash window to the front elevation. Coving to the ceiling. Open cast iron fire place.

Bedroom Two

9'1" x 12'0" (2.8m x 3.7m)

Sash window to the rear elevation. Over stair storage cupboard equipped with rails.

Outside

The rear garden is laid to lawn with a courtyard area from the rear entrance door. Large timber garden shed. Timber garden fencing makes up the perimeters. Please note there is a right of way across this garden and neighbouring gardens for access.

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 Council - 01507 601111. With a council tax band of A.

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

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, 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.

Mortgage Advice

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. 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 Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. 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 Notes

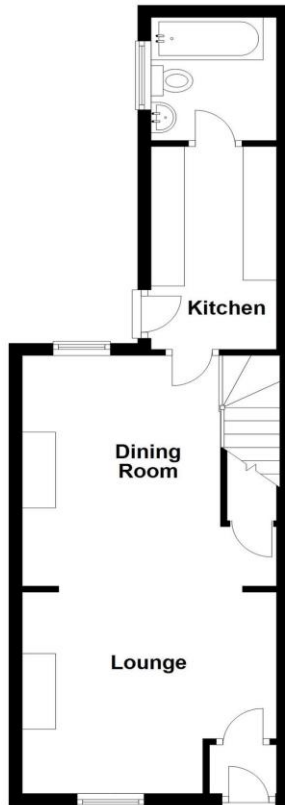
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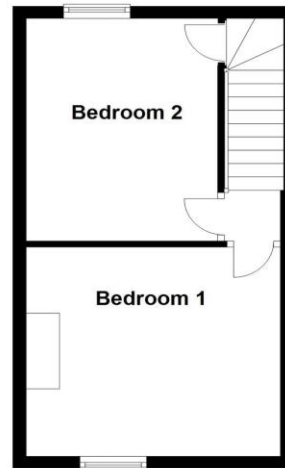
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



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lovelle

01507 603 366

louth@lovelle.co.uk

