



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## 19 Ramsgate

Louth  
LN11 0NB

Offers in the Region Of  
£215,000

Crofts estate agents are absolutely delighted to be offering for sale this truly lovely and most beautifully presented period mid terrace property set within the Louth conservation area. Only by viewing can you truly appreciate the quality that this superb property has to offer with the property briefly comprising entrance hallway, bay fronted lounge, dining room, fitted kitchen, boiler room/utility, split level first floor landing, three well proportioned bedrooms and a modern bathroom. Front and split rear garden with firstly a pleasant courtyard and then divided by a small passageway you find the second walled garden which we have been informed by the present owner is delightful during the summer months.

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### Entrance Hallway

Offering wooden entrance door to the front elevation., the neutrally decorated hallway retains some original features and has an attractive painted wooden flooring. Coving to the ceiling. Gas central heating radiator. Steps up take you to the second part of the hallway which is carpeted and has the staircase leading up to the first floor.

### Lounge

12' 8" x 12' 5" (3.851m x 3.793m)

The first of the lovely reception rooms is the main living area which has a walk in bay window which has secondary double glazing to the front aspect. Coving and rose the ceiling. Gas central heating radiator. A focal point of the lounge is created by the attractive fireplace with inset coal fire.

### Dining Room

10' 0" x 10' 3" (3.036m x 3.135m)

With window to the rear elevation, the second reception room is pleasantly presented and has a gas central heating radiator. Focal point created by the attractive coal fire set into the chimney breast. Storage cupboard.

### Kitchen

13' 11" x 7' 1" (4.241m x 2.151m)

A attractive kitchen offering a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset sink

and drainer. Splashback tiling. Space to accommodate a range oven with free standing range available subject to offer and having stainless steel splashback wall guard. Tiled flooring. uPVC double glazed window and a wooden entrance door to the side elevation.

### Boiler Room/Utility

4' 2" x 7' 3" (1.276m x 2.206m)

uPVC double glazed window to the side elevation. Plumbing for a washing machine and space for a larger fridge freezer. Tiled flooring. Wall mounted gas boiler.

### First Floor Landing

Split level landing with loft access and central heating radiator. A second landing area leads to the bathroom and the third bedroom and again offers a gas central heating radiator.

### Bedroom One

12' 7" x 16' 6" (3.831m x 5.027m)

With two sash windows to the front elevation and having gas central heating radiator. Built in storage cupboards.

### Bedroom Two

10' 1" x 9' 11" (3.066m x 3.031m)

uPVC double glazed sash window to the rear elevation. Gas central heating radiator. Storage cupboard.

### Bathroom

9' 10" x 4' 1" (3.003m x 1.249m)

Modern bathroom equipped with a close coupled w.c, vanity wash hand basin and a panelled bath with electric shower over. Tiling to the walls. uPVC double glazed window to the side elevation. Chrome effect gas central heating towel radiator.

### Bedroom Three

8' 8" x 15' 0" (2.651m x 4.564m) L shaped maximums

A pleasant L-shaped third bedroom with uPVC double glazed window to the side elevation. Gas central heating radiator.

### Front garden

Low maintenance front garden with walled front perimeter and gravelled garden.

### Courtyard Garden

The first section of rear garden creates this pleasant courtyard styled garden which has a brick shed. Gated access to the passage behind. Stepping into the passage you will see a second gate which takes you to the main section of garden.

### Rear Garden

The walled rear garden is a delight and has lawn complemented with shrubs with the present owners saying that during the summer months the garden enjoys a great degree of colour. Timber summer house. This is an ideal space to sit and relax and standing there you would be forgiven for forgetting you are in the heart of the town.

### 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.

### Viewing

By appointment only, telephone 01507 601550

### Council Tax Information

Band B: 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 office on 01507 601550 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for 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

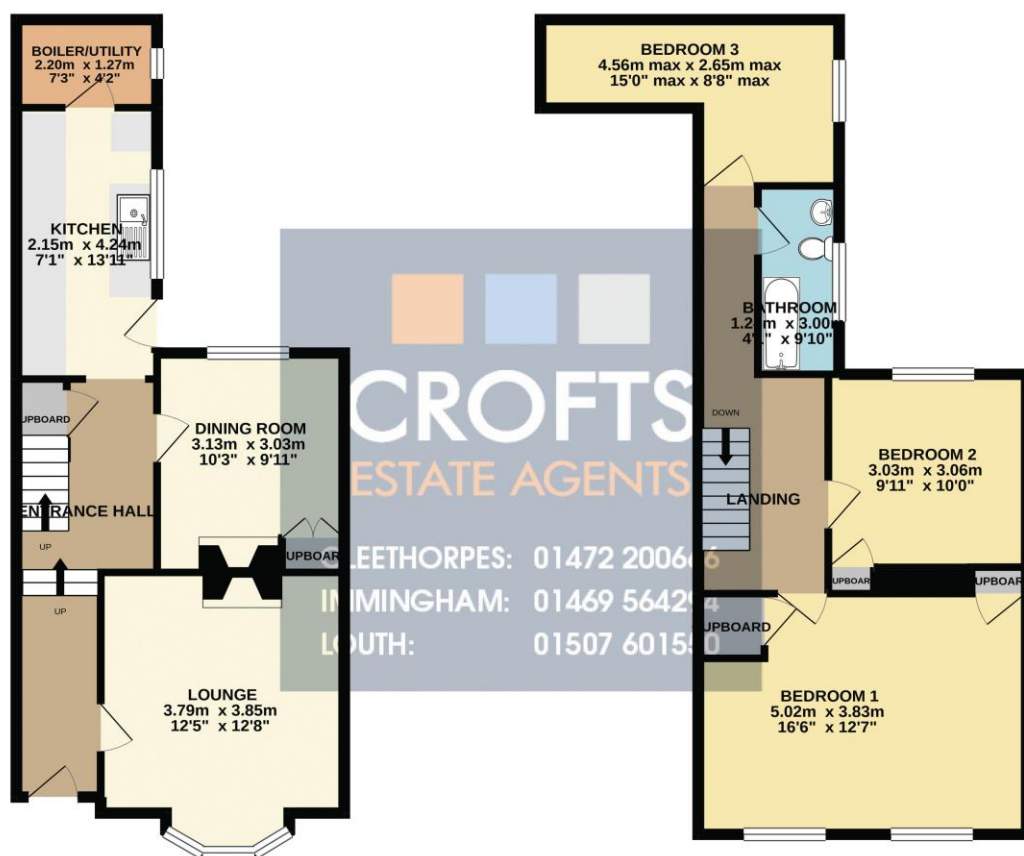
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



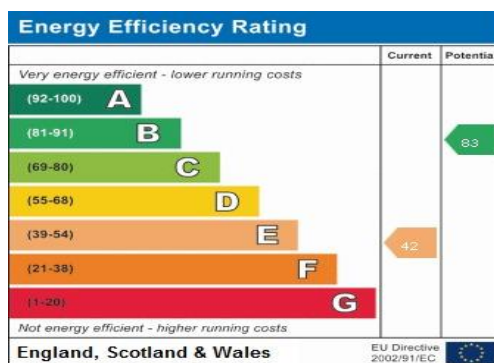
GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.

1ST FLOOR  
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA: 99.1 sq.m. (1067 sq.ft.) 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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