



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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01472 200666

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



**Newmarket
Louth
LN11 9EJ**

**Offers in the Region Of
£125,000**

NO FORWARD CHAIN - IDEAL FIRST TIME OR INVESTOR PURCHASE - A mid terrace property situated within the Louth town centre, close to a wide variety of local amenities and schools. Internal viewing will reveal the lounge, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. With a lovely rear garden with a small patio area, generous lawn and also a right of access to neighbouring properties and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

11' 11" x 9' 10" (3.63m x 3.00m)

The lounge reveals the front door and a window to the front elevation, with coving to the ceiling, a radiator and vinyl flooring.

Kitchen

11' 10" x 9' 9" (3.61m x 2.97m)

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob. There is also space for a dining table and chairs. Off the kitchen is a door to the rear garden.

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with partially tiled walls.

Stairs

Leading to the first floor.

Bedroom One

9' 11" x 12' 0" (3.02m x 3.65m)

Bedroom one has a window to the front elevation, a radiator.

Bedroom Two

9' 6" x 8' 10" (2.89m x 2.69m)

Bedroom two has a window to the rear elevation, a radiator. There is also a built in cupboard.

Outside

With a long rear garden set predominantly to lawn with flowers and shrubs, hard standing patio area, garden shed. A right of access is also through the garden for neighbouring properties.

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.

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 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

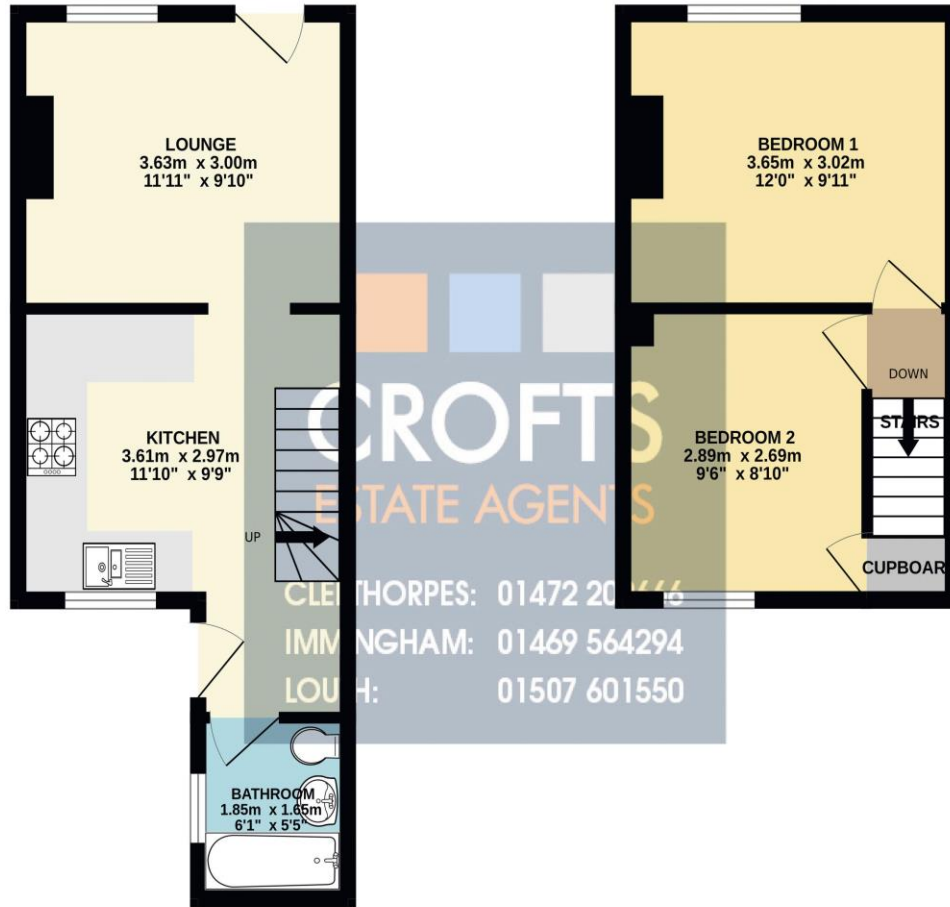
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
26.4 sq.m. (285 sq.ft.) approx.

1ST FLOOR
21.3 sq.m. (229 sq.ft.) approx.



TOTAL FLOOR AREA: 47.7 sq.m. (514 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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Current	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England	EU Directive 2002/91/EC

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