



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**30 James Street
Louth
LN11 0JW**

**Offers in the Region Of
£125,000**

Coming to the market with NO FORWARD CHAIN is this superbly positioned three bedroom mid terrace house. Only a short walk from the town centre with its amenities and transport links, this property either makes a great first time buy or buy to let investment with rents coming in at approximately £650 for this type of property. Briefly comprising lounge, small lobby, large dining room, galley style kitchen and bathroom to the ground floor, the property has two large double bedrooms and smaller single to the first floor with the third bedroom coming off the second room. Outside the property boasts a south facing low maintenance rear garden with two brick outbuildings providing storage and potential to convert. A great buy in an improving conservation area.

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 :

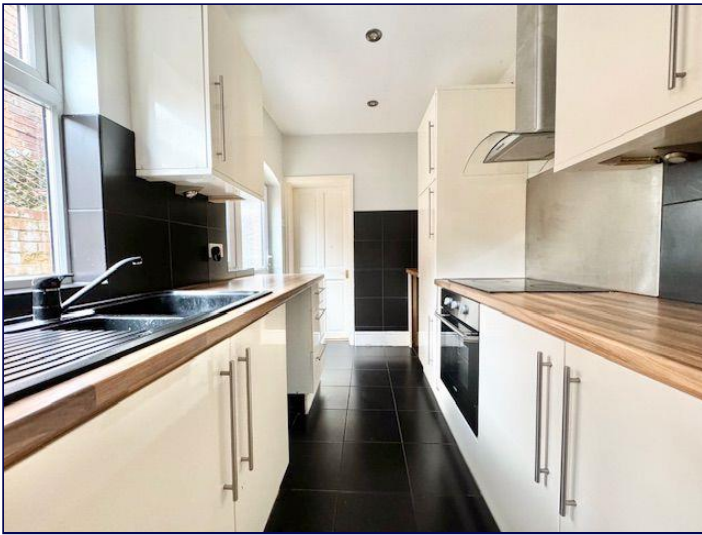
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

10' 11" x 11' 4" (3.33m x 3.46m)

With uPVC frosted door from the street and uPVC window the lounge has wood laminate flooring, grey decor with feature wall, pendant light and radiator.

Dining room

12' 10" x 11' 5" (3.91m x 3.47m)

The dining room is bigger than the lounge and can be flexible in its use and has uPVC window to the rear, grey decor with feature wall, wood laminate flooring, under stairs storage cupboard, wall cupboard, radiator and pendant light.

Kitchen

10' 4" x 6' 7" (3.15m x 2.01m)

The galley kitchen has a range of cream wall and base units to two sides with wood effect work tops over and black sink drainer. There is an integral oven grill, electric hob with glass and stainless steel extractor over, fridge and space for washing machine and dishwasher. There are black splash back tiles and brown tiled floor, grey decor, three down lights, two uPVC windows and frosted uPVC door.

Bathroom

4' 11" x 6' 6" (1.49m x 1.99m)

A ground floor bathroom has white three piece bathroom suite with white splash back tiles to all the walls, cream tiled floor, radiator, frosted uPVC window, extractor and ceiling light.

Stairs and landing

The stairs rise and split to the two main bedrooms and have neutral decor and carpet plus pendant light.

Bedroom One

11' 0" x 11' 5" (3.35m x 3.48m)

The front bedroom has grey carpet, grey decor, pendant light, uPVC window and blind, storage cupboard and radiator.

Bedroom Two

13' 0" x 11' 5" (3.97m x 3.47m)

A second large double bedroom has grey decor, grey carpet, radiator, pendant light, uPVC window to rear and original cast iron fireplace.

Bedroom Three

11' 7" x 6' 8" (3.52m x 2.04m)

Coming off bedroom two, this room has grey carpet, pink decor, uPVC window, pendant light, built in storage cupboard and radiator.

Rear garden

A York stone path leads to the south facing rear garden laid to concrete with two brick outbuildings to the back, picket fence to the front with wall boundaries to the sides. NB next door has a right of way across the garden.

Outbuilding 1

5' 3" x 8' 0" (1.60m x 2.45m)

A good size brick outbuilding is handy and has potential for conversion. With corrugated roof and timber door.

Outbuilding 2

5' 4" x 3' 1" (1.63m x 0.95m)

A smaller brick building with corrugated roof and timber door, ideal for storage.

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 and all viewings are strictly by appointment only please.

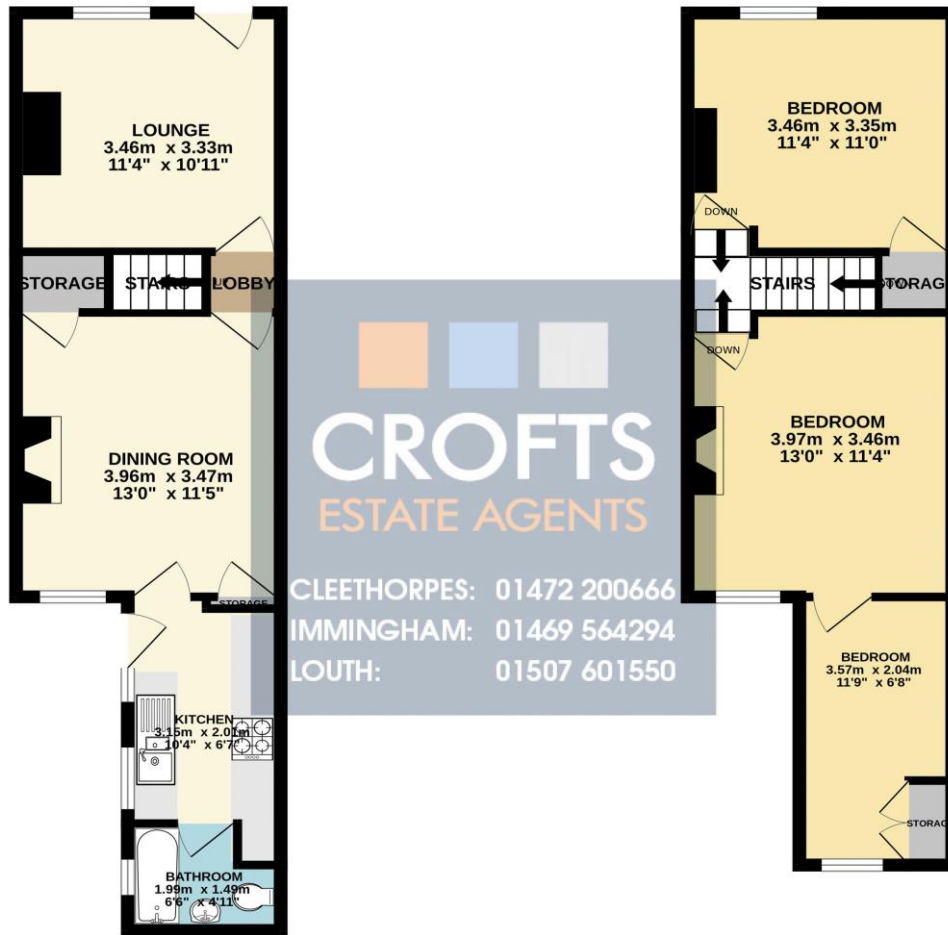
Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
36.3 sq.m. (390 sq.ft.) approx.

1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 71.1 sq.m. (765 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.
Made with Metropix ©2024



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 whilst 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 permission or building regulation matters and as such all interested parties are advised to make their own enquiries, 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 identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.