



CROFTS ESTATE AGENTS

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



Commercial Road

Louth
LN11 7AB

Offers in the Region Of
£165,000

Without a doubt in this agents opinion this is one of the best examples of this type of property on the market today, beautifully presented throughout this ready to move into two-bedroom terrace has been beautifully renovated to a high standard. The current owners have spent a great deal of time and attention in creating this smart and stylish home which benefits from partial double glazing and gas central heating. This super property briefly comprises living room, attractive dining kitchen with bi fold doors to the rear, modern ground floor bathroom, landing and then finally two bedrooms to the first floor. To the rear of the property you find a semi-walled garden which offers an unusual amount of space for a property of this type and has been re-landscaped with a split-level lawn and sizeable decked terrace accessed from the kitchen ideal for outdoor entertaining. Viewing is truly a must on this property.

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Living Room

10' 10" x 12' 2" (3.3m x 3.7m)

Neutrally decorated, this pleasant lounge has a sash window and entry door to the front elevation. Central heating radiator. Down lighting to the ceiling. Laminate flooring. Fitted shelving and storage units to either side of the chimney breast.

Inner Hallway

Doors to the bathroom and kitchen, along with a useful understairs storage unit.

Bathroom

5' 11" x 6' 3" (1.8m x 1.9m)

Modern bathroom comprising of a low level w.c, pedestal wash hand basin and a panelled bath with screen and shower attachment. Splashback tiling. Chrome effect central heating towel radiator.

Kitchen/Diner

11' 10" x 12' 6" (3.6m x 3.8m)

This is a lovely fitted kitchen which offers an excellent range of wall and base units with contrasting wood block work surfacing with inset stainless steel sink. Integrated oven and gas hob with brushed steel chimney extractor over. Integrated dishwasher. Down lighting to the ceiling. Splashback tiling. Bi folding doors to the rear elevation.

First Floor Landing

Access to the two bedrooms.

Bedroom One

11' 0" x 12' 2" (3.35m x 3.698m)

With sash window to the front elevation, the main bedroom has a central heating radiator, and two built in wardrobes.

Bedroom Two

8' 10" x 9' 2" (2.7m x 2.8m)

With window to the rear elevation, central heating radiator and having fitted wardrobe.

Outside

One of the selling features to this property has to be that of its well proportioned rear garden which enjoys a good degree of privacy and has wall and fenced perimeters. The garden itself has a split level lawn and a decked area ideal for outdoor entertaining.

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.

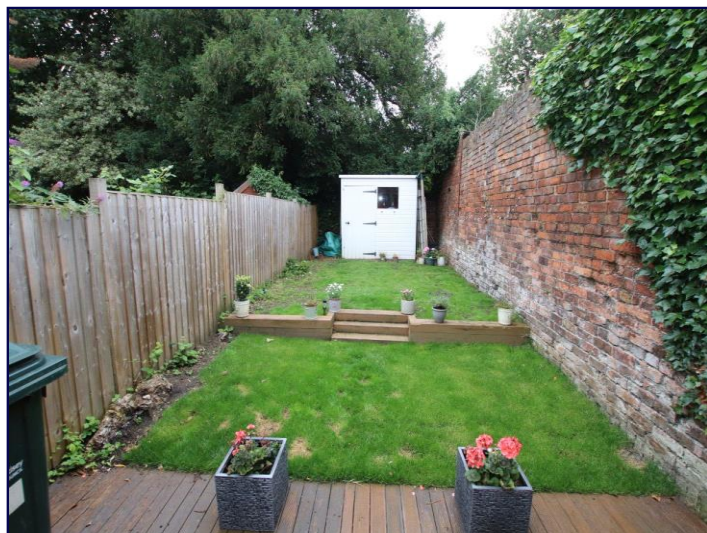
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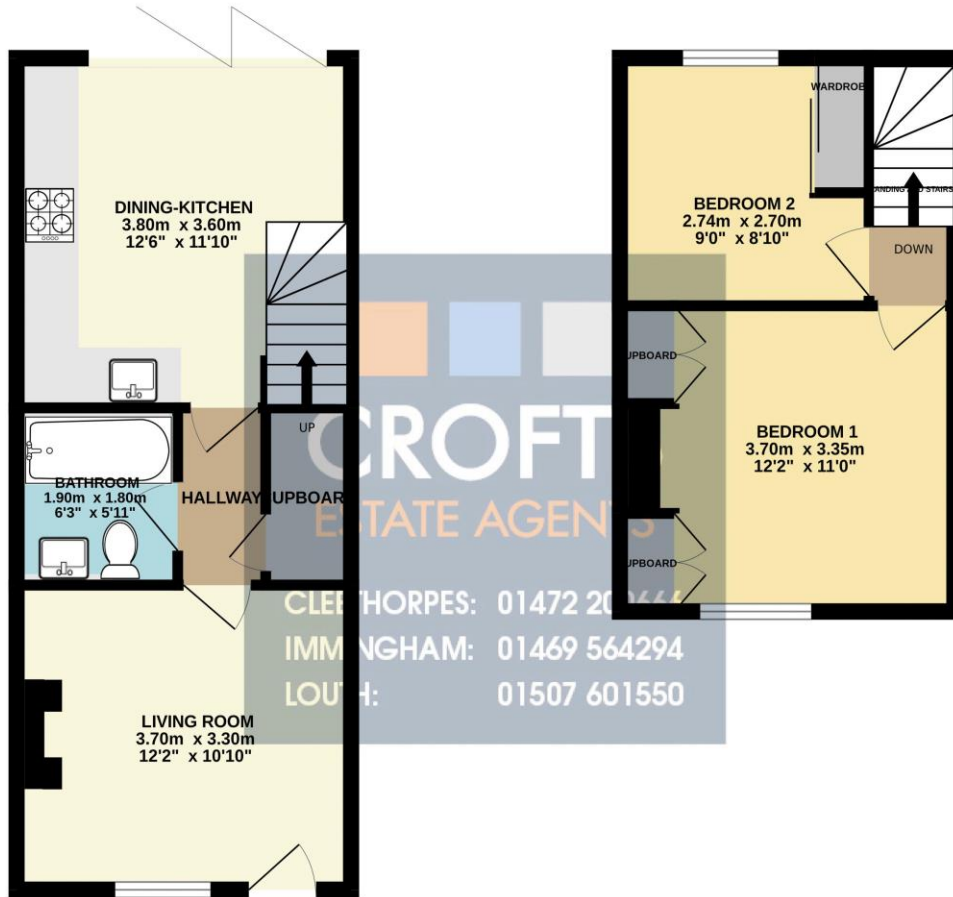
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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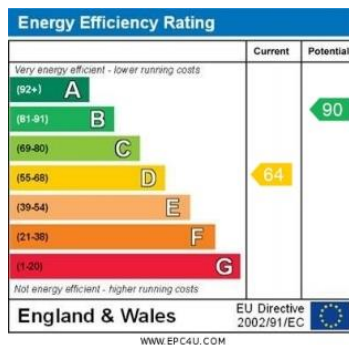


GROUND FLOOR
33.5 sq.m. (360 sq.ft.) approx.

1ST FLOOR
22.2 sq.m. (238 sq.ft.) approx.



TOTAL FLOOR AREA: 55.6 sq.m. (599 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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