



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



Church Street

Louth
LN11 9DD

Offers in the Region Of
£145,000

This period end of terrace residence lies in this convenient central Louth position. Offered for sale with NO FORWARD CHAIN, the property has undergone a complete programme of refurbishment over recent years, resulting in an excellent opportunity for first time buyers, investors or downsizers / retirement. Standing in an elevated gardens, the property is the end terrace of a row of five, having the largest rear garden of these properties. Internal viewings are considered essential and will reveal very well presented living accommodation which is comprised of: lounge, sitting / dining room, modern fitted kitchen, two bedrooms and modern shower room. The property has full uPVC double glazing, gas central heating and has a low maintenance rear garden and a lawn garden to the front

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' 5" x 12' 4" (3.18m x 3.77m)
uPVC entrance door to front, uPVC window to front, radiator

Sitting Room

11' 5" x 10' 9" (3.47m x 3.27m)
Under stairs storage cupboard, radiator, open plan entrance to kitchen

Kitchen

12' 2" x 7' 1" (3.71m x 2.15m)
uPVC window to side, uPVC rear entrance door leading to the rear garden. Range of modern fitted units with sink unit, integral oven, hob and extractor.

Bedroom one

uPVC window to front, radiator

Bedroom two

uPVC window to rear, radiator, built in storage cupboard

Shower room

8' 3" x 4' 9" (2.52m x 1.46m)
Opaque uPVC window to rear, corner shower, vanity wash basin and low flush w/c, heated towel rail

Outside

There are lawned gardens to the front. Access to the front door is shared by the attached terraces. Access is shared to the rear leading to the low maintenance rear garden which has a patio and is ideal for 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.

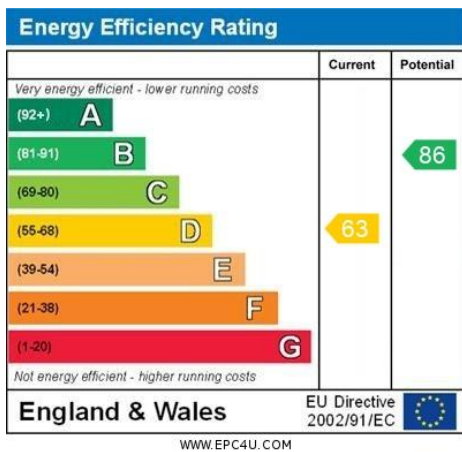
Property Management

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

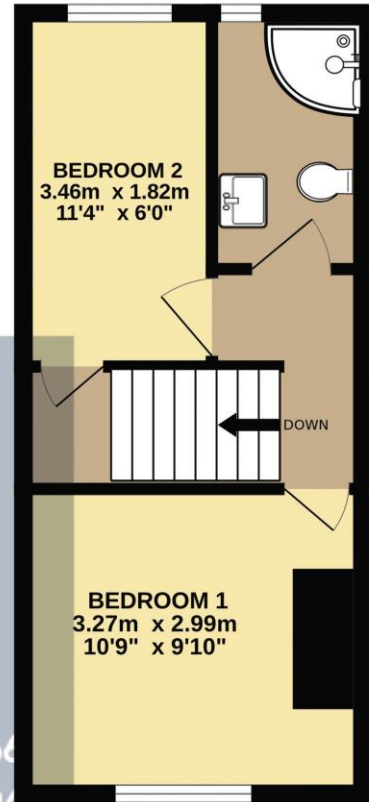
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.



1ST FLOOR
24.2 sq.m. (261 sq.ft.) approx.




CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666
BIRMINGHAM: 01469 564294
SOUTH: 01507 601550

TOTAL FLOOR AREA : 56.5 sq.m. (608 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 enquires, 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.