



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**Church Street  
Louth  
LN11 9BZ**

**£185,000**

This spacious end of terrace home is an ideal first time buy or investment opportunity is located within close proximity to Louth centre and all amenities. Offered for sale with NO FORWARD CHAIN, the property benefits from full uPVC double glazing, gas central heating system and off road parking to the rear . Internal viewings are highly recommended and will reveal living accommodation comprising of: Entrance hallway, Lounge dining room, fitted kitchen, conservatory, ground floor w/c, first floor w/c, shower room suite and three bedrooms, Outside there are low maintenance gardens to front and rear and useful off road parking.

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**Entrance Hall**

11' 11" x 5' 7" (3.62m x 1.69m)  
 uPVC door to front with side panels, stairs to first floor landing , radiator , under stairs cupboard

**Lounge/Diner**

23' 7" x 12' 4" (7.179m x 3.76m)  
 uPVC window to front and rear, radiator, fireplace.

**Kitchen**

11' 9" x 8' 11" (3.58m x 2.71m)  
 upVC window to rear, uPVC door to rear, range of fitted units

**Conservatory**

8' 2" x 18' 1" (2.49m x 5.5m)  
 uPVC doors to rear garden, radiator. uPVC side entrance door , door to side opens into w/c

**Ground floor cloakroom**

4' 0" x 1' 10" (1.22m x 0.556m)

**Bedroom 1**

10' 4" x 11' 9" (3.145m x 3.57m)  
 uPVC window to front, radiator and built in wardrobe

**Bedroom 2**

10' 4" x 11' 9" (3.15m x 3.57m)  
 uPVC window to rear, radiator, built in sliding mirrored wardrobes

**Bedroom 3**

7' 1" x 8' 8" (2.16m x 2.634m)  
 uPVC window to front, radiator

**Shower room**

6' 2" x 5' 3" (1.89m x 1.6m)  
 uPVC window to rear, shower cubicle, vanity wash basin, heated towel rail

**First floor w/c**

6' 3" x 2' 8" (1.9m x 0.809m)  
 uPVC window to rear, low flush w/c

**Outside**

The property has a low maintenance front garden and a low maintenance private garden to the rear with a wooden storage shed. There is allocated off road parking to the rear.

**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](http://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](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**

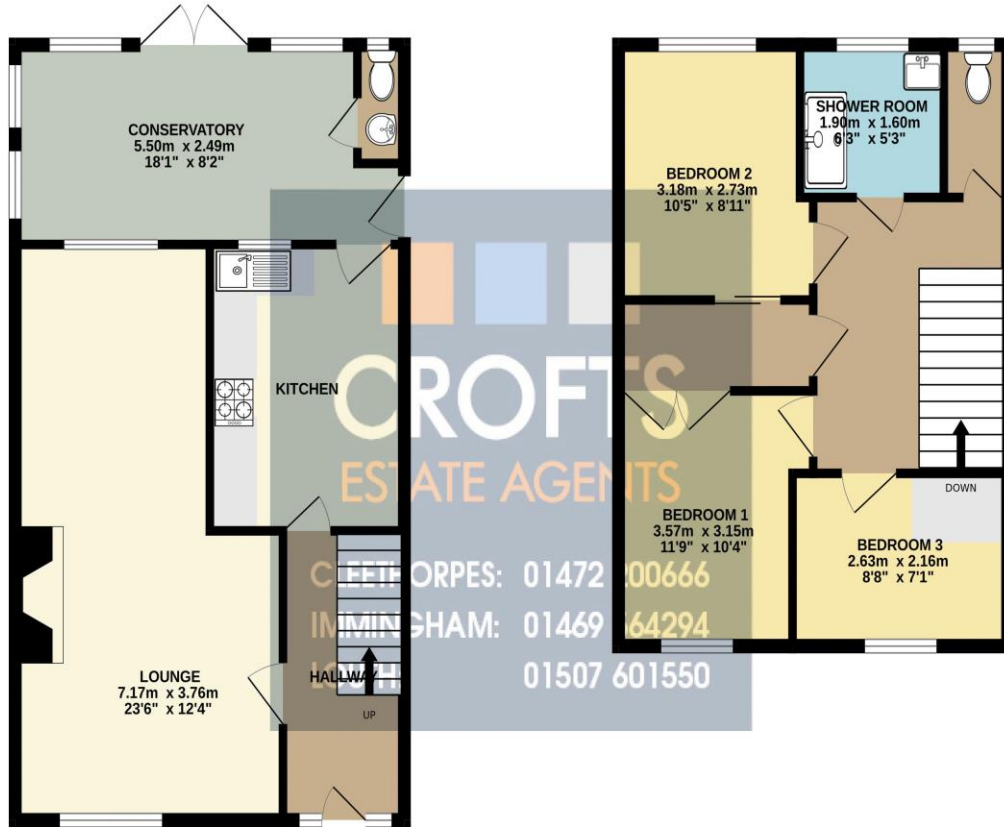
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



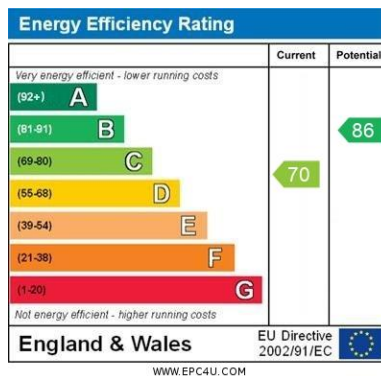
GROUND FLOOR  
51.6 sq.m. (556 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 92.4 sq.m. (995 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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