



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 9BZ**

£165,000

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.

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



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

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

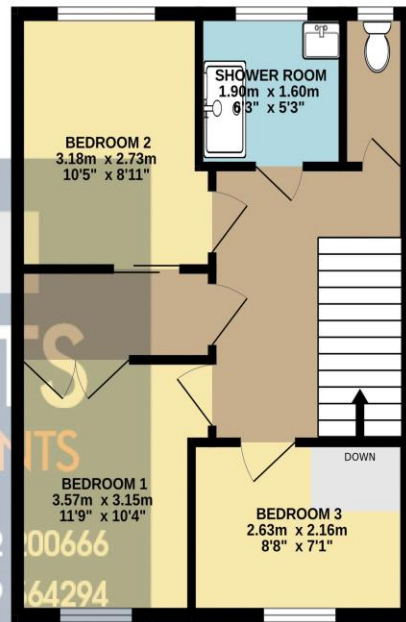
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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

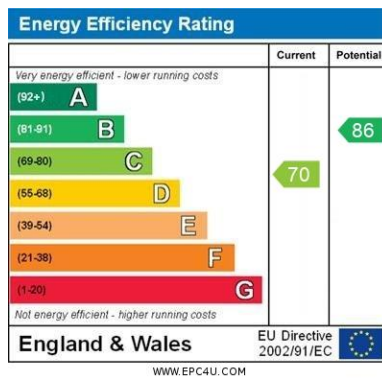


1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



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.
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.