



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
£144,995

Located in close proximity to Louth town centre and its abundance of amenities is this mid terrace property. Offered for sale with NO FORWARD CHAIN, the property is an ideal first time buy or investment opportunity and offers low maintenance living accommodation throughout, which is briefly comprised of; Lounge, hallway, bathroom suite, fitted kitchen, two double bedrooms and rear entrance. The property has wooden framed double glazed windows and gas central heating system, along with a low maintenance garden to the front. To the rear is a private and low maintenance garden with a good sized storage shed.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

10' 11" x 12' 1" (3.32m x 3.68m)

window to front, radiator and gas fireplace

Inner hallway

5' 11" x 2' 2" (1.8m x 0.67m)

provides access to kitchen and bathroom. Built in storage cupboards

Kitchen

13' 11" x 8' 9" (4.23m x 2.67m)

window to rear, radiator, modern fitted units, door to side leading to rear hall

Bathroom

5' 10" x 6' 2" (1.77m x 1.88m)

Panelled bath, shower over, pedestal wash basin, low flush w/c, radiator

Bedroom 1

12' 6" x 10' 10" (3.8m x 3.3m)

window to front, radiator

Bedroom 2

10' 3" x 8' 9" (3.13m x 2.67m)

window to rear, radiator

Outside

The property is approached by a low maintenance garden to the front. The rear garden is low maintenance and private, with a large 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, 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.

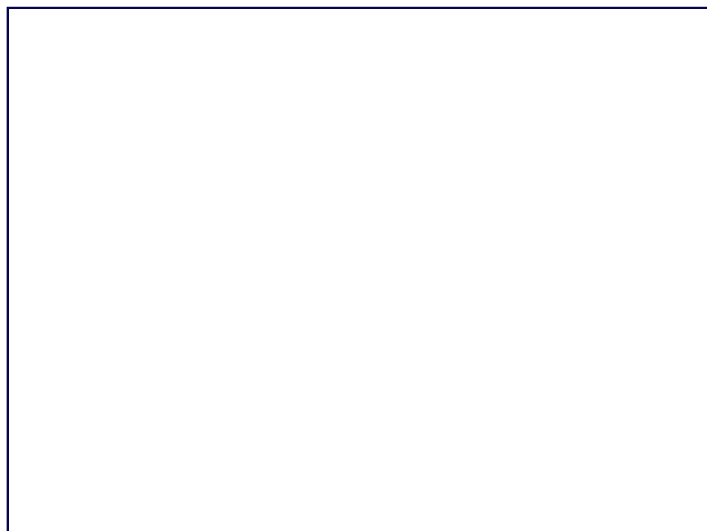
Property Management

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

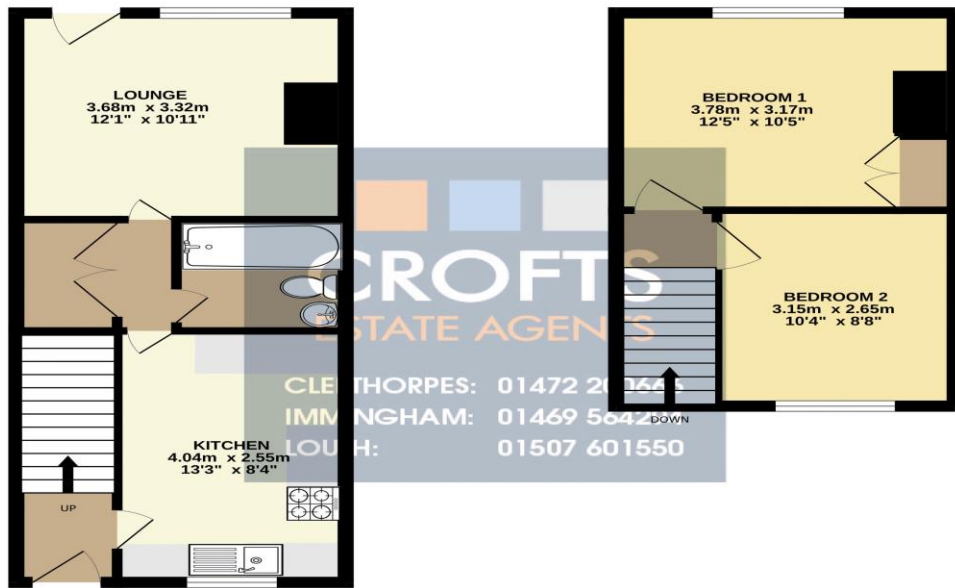
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
33.0 sq.m. (356 sq.ft.) approx.

1ST FLOOR
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA: 56.3 sq.m. (606 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 operation or efficiency can be given.
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