CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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IMMINGHAM 01469 564294

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



Commercial Road

Louth LN11 7AA

£139,950

This spacious and smartly presented two bedroom terrace property is ideally located within close proximity to Louth centre and all amenities. Offered for sale with NO FORWARD CHAIN, the property is an excellent opportunity for first time buyers, investment or retirement. Internal viewing is considered essential in order to fully appreciate the living space on offer, which is briefly comprised of: Lounge, Kitchen dining room, utility room, bathroom suite and two double bedrooms to the first floor. Outside, there is a low maintenance courtyard with brick outbuilding. There is a gate to the rear leading to a communal passageway which in turn leads to a communal lawned garden area which is shared by neighbouring properties.

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

11' 7" x 12' 2" (3.54m x 3.71m) Window to front, radiator

Kitchen dining room

13' 10" x 12' 2" (4.21m x 3.706m)

Window to rear, stairs to first floor landing , range of modern fitted units, incorporating sink with draining board, integral oven. Open plane entrance into utility room

Utility room

6' 4" x 5' 1" (1.94m x 1.56m) door and window to side, further door leads to bathroom

Bathroom

9' 3" x 5' 1" (2.83m x 1.56m)

Window to side, panelled bath with shower screen and shower over, pedestal wash basin , close coupled w/c heated towel rail, tiling to walls and floor

Bedroom 1

11' 8" x 12' 2" (3.56m x 3.7m) Window to front, radiator

Bedroom 2

12' 6" x 14' 0" (3.803m x 4.26m) Window to rear, radiator

Outside

Low maintenance courtyard to the rear, door to communal passageway with storage for bins . Access to a lawned communal garden which is shared along with neighbouring properties

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 websitewww.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

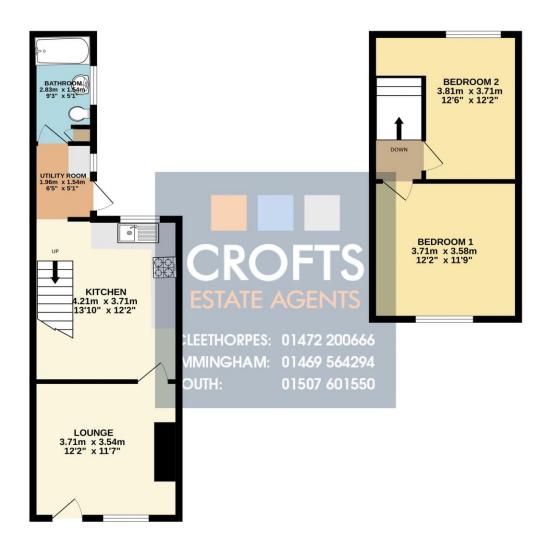
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.







GROUND FLOOR 35.3 sg.m. (380 sg.ft.) approx. 1ST FLOOR 27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA: 62.8 sq.m. (676 sq.ft.) approx.

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