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



Ashley Road

**Louth
LN11 9DB**

**Offers in the Region
Of £137,500**

Tucked in this quiet cul de sac just off Newmarket and within easy access of Louth town centre and a wide range of amenities, is this smartly presented mid terrace home. Having the benefits of uPVC double glazing and gas central heating with combination boiler, the property is an ideal proposition for first time buyers, investors looking for a turn key buy to let, or a retirement / bolt hole. The low maintenance living accommodation is comprised of: Entrance into lounge, sitting/ dining room, modern fitted kitchen, ground floor shower room, two double bedrooms to the first floor, with an en suite leading off the rear of bedroom 1, which is currently used as a dressing room and houses the combination gas boiler. Outside, a private and low maintenance garden comes equipped with a useful storage shed.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

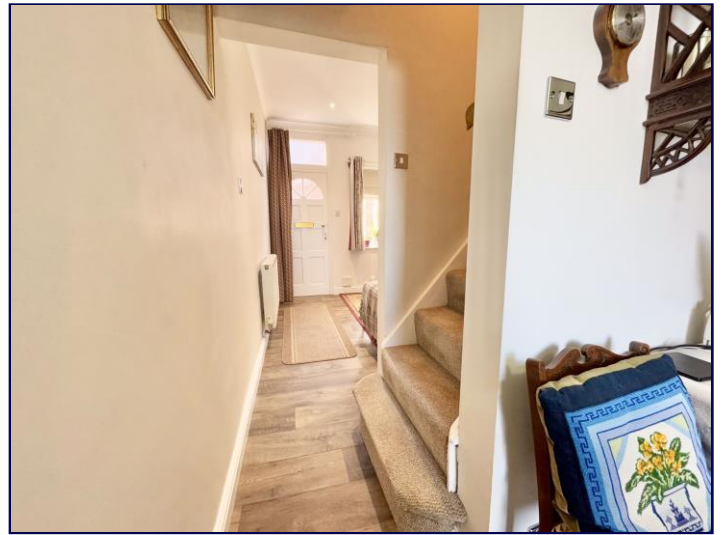
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Entrance

Solid timber entrance door opens into Lounge.

Lounge

10' 10" x 9' 10" (3.30m x 2.99m)

Window to front elevation, radiator, open plan entrance into inner hall with stairs leading to the first floor.

Sitting/ dining room

10' 10" x 9' 8" (3.30m x 2.94m)

uPVC window to rear, radiator, built in understairs cupboard. Built in shelving. Entrance to rear leads into fitted kitchen.

Fitted Kitchen

13' 10" x 6' 3" (4.21m x 1.90m)

uPVC window to side, uPVC door to side leads to the rear garden. Range of modern fitted units incorporating stainless steel sink unit, integral oven, microwave, coffee machine, induction hob with extractor, under unit lights, tiled floor, ceiling spotlights and vertical radiator.

Shower room

7' 1" x 6' 7" (2.16m x 2.01m)

Opaque uPVC window to rear, walk in corner shower, vanity wash basin, close coupled w/c, heated towel rail, tiled floor, tiled walls.

Bedroom 1

uPVC window to rear, radiator, built in storage cupboard, door to rear opens into en suite.

En suite

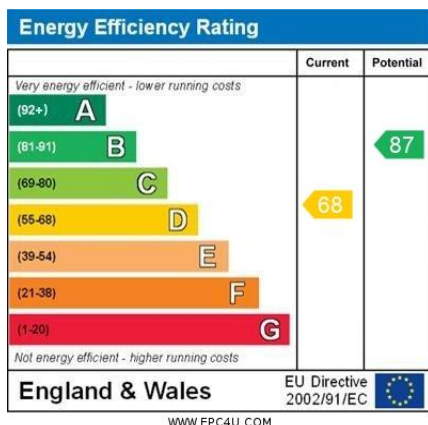
10' 1" x 6' 3" (3.07m x 1.90m)

uPVC window to rear, combination boiler, close coupled w/c, pedestal wash basin stairs leading to bedroom 1. There is also plumbing for a bath/shower.

Bedroom 2

10' 10" x 9' 10" (3.30m x 2.99m)

Window to front, radiator.



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

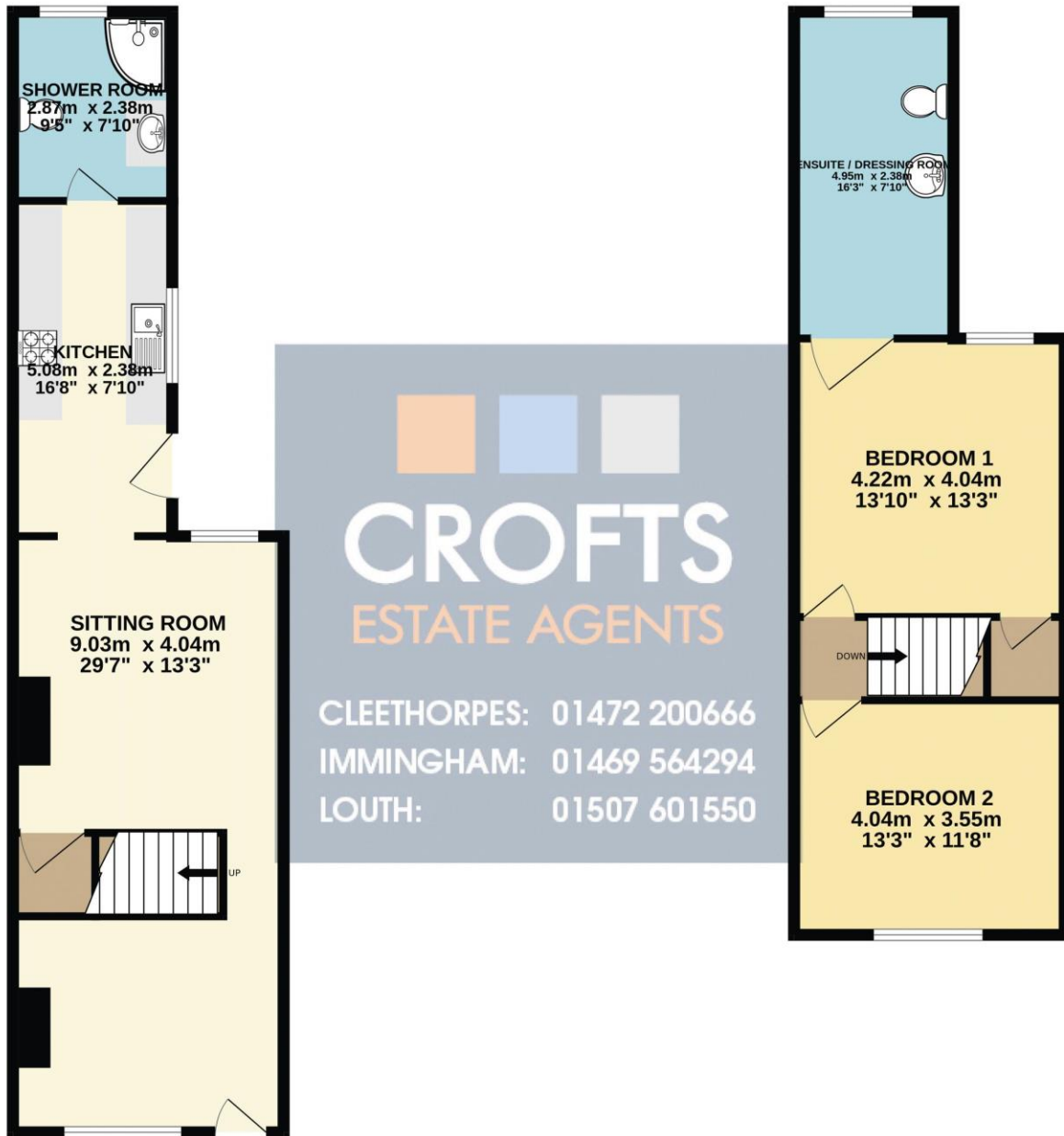
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR
54.1 sq.m. (583 sq.ft.) approx.

1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 102.3 sq.m. (1102 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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