



# CROFTS ESTATE AGENTS

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



**High Holme Road**

**Louth  
LN11 0HE**

**£140,000**

This attractive mid terrace home is an ideal first time buy, located within easy reach of Louth town centre and its many amenities. Internal viewings are highly recommended which will reveal well presented living accommodation throughout, which is briefly comprising of lounge dining room, fitted kitchen dining room, ground floor bathroom suite and two double bedrooms to the first floor. The property benefits from full uPVC double glazing, gas central heating and low maintenance private garden to the rear.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance

uPVC door to front opens into lounge dining room

#### Lounge dining room

20' 2" x 11' 11" (6.151m x 3.628m)

uPVC window to front, built in storage cupboard, door to rear opens into kitchen,, radiator

#### Kitchen dining room

13' 3" x 9' 4" (4.041m x 2.840m)

uPVC door to rear leading to rear garden. uPVC window to rear, range of fitted units, incorporating stainless steel sink with draining board, connections for cooker, plumbing for a washing machine, radiator, door to side leads into inner hallway

#### Inner hallway

Door to rear leads into bathroom. Stairs leading to first floor landing

#### Bathroom

7' 7" x 4' 11" (2.305m x 1.497m)

Opaque uPVC window to rear, panelled bath with shower over, close coupled w/c, pedestal wash basin. Tiled walls, radiator

#### First Floor Landing

leads to both bedrooms

#### Bedroom 1

9' 4" x 12' 1" (2.850m x 3.678m)

uPVC window to front, radiator

#### Bedroom 2

10' 1" x 9' 1" (3.065m x 2.771m)

uPVC window to rear, radiator, built in fitted cupboard

#### Outside

The front of the property is approached by a low maintenance garden, enclosed by low level brick walls. The rear garden is private and low maintenance, with wooden storage shed, enclosed by tall wood panel fencing, g

### 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.**

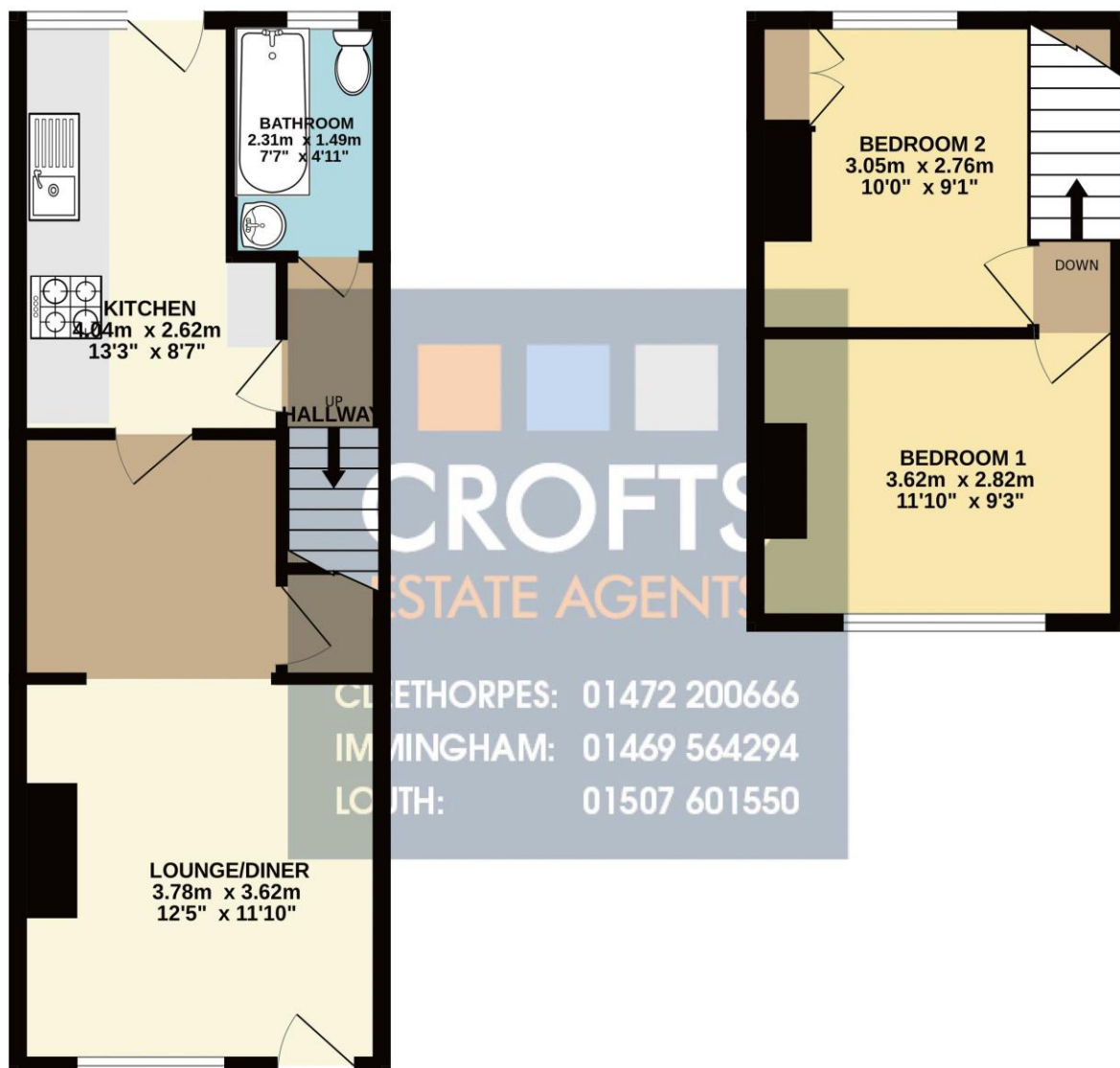
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		





GROUND FLOOR  
36.2 sq.m. (390 sq.ft.) approx.

1ST FLOOR  
20.3 sq.m. (218 sq.ft.) approx.



TOTAL FLOOR AREA : 56.5 sq.m. (608 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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