



CROFTS ESTATE AGENTS

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



83 Aswell Street
Louth
LN11 9HW

Offers in the Region Of
£165,000

This larger than expected bay fronted mid terrace home lies in this established position a short walk from Louth's town centre and wide range of amenities. Offered for sale with NO FORWARD CHAIN, the property does require a scheme of modernisation in order to realise its full potential and is priced accordingly for sale. Having full uPVC double glazing and gas central heating system, the property is an ideal first time buy or family home. Living accommodation is briefly comprised of: Entrance hallway, lounge, dining/ sitting room, fitted kitchen, rear lobby, cloakroom, split level landing, Three bedrooms, with optional 4th bedroom leading to the bathroom suite. Outside, there are private and low maintenance gardens to the rear, ideal for entertaining or al fresco dining

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Entrance Hall

Door to front opens into hallway, with stairs to first floor landing. Radiator and wooden wall panelling.

Lounge

13' 1" x 13' 7" (3.976m x 4.152m)

uPVC bay window to front, radiator. Gas fire on marble style hearth with adam fire surround. Wood panelled walls

Dining Room

9' 6" x 11' 3" (2.892m x 3.436m)

uPVC window to rear, radiator

Kitchen

14' 2" x 8' 2" (4.325m x 2.498m)

uPVC window to side. Range of built in fitted units with integral oven, hob and extractor unit. Stainless steel sink with draining board. Door to rear opens into rear lobby.

Rear lobby

4' 8" x 5' 1" (1.428m x 1.55m)

uPVC door to side leading to garden. Door to rear leads into cloakroom

Cloakroom

6' 7" x 5' 1" (1.996m x 1.549m)

uPVC window to side. Low flush w/c, pedestal wash basin

Split level landing, radiator

Bedroom 1

11' 1" x 11' 11" (3.383m x 3.626m)

uPVC window to front, radiator

Bedroom 2

9' 7" x 15' 8" (2.924m x 4.777m)

uPVC window to rear, radiator, built in double cupboard

Bedroom 3

7' 8" x 9' 5" (2.34m x 2.86m)

uPVC window to front, radiator

Bedroom 4

8' 3" x 8' 5" (2.515m x 2.558m)

uPVC window to side, built in storage cupboards, radiator. Door to rear leads to bathroom suite

Bathroom

5' 6" x 6' 9" (1.67m x 2.054m)

Opaque uPVC window to rear, panelled bath, pedestal wash basin, low flush w/c, radiator, built in cupboard and shelving

Outside

Easy maintenance garden to the front, private and low maintenance gardens to the rear enclosed by tall brick walls and wood panel fencing.

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





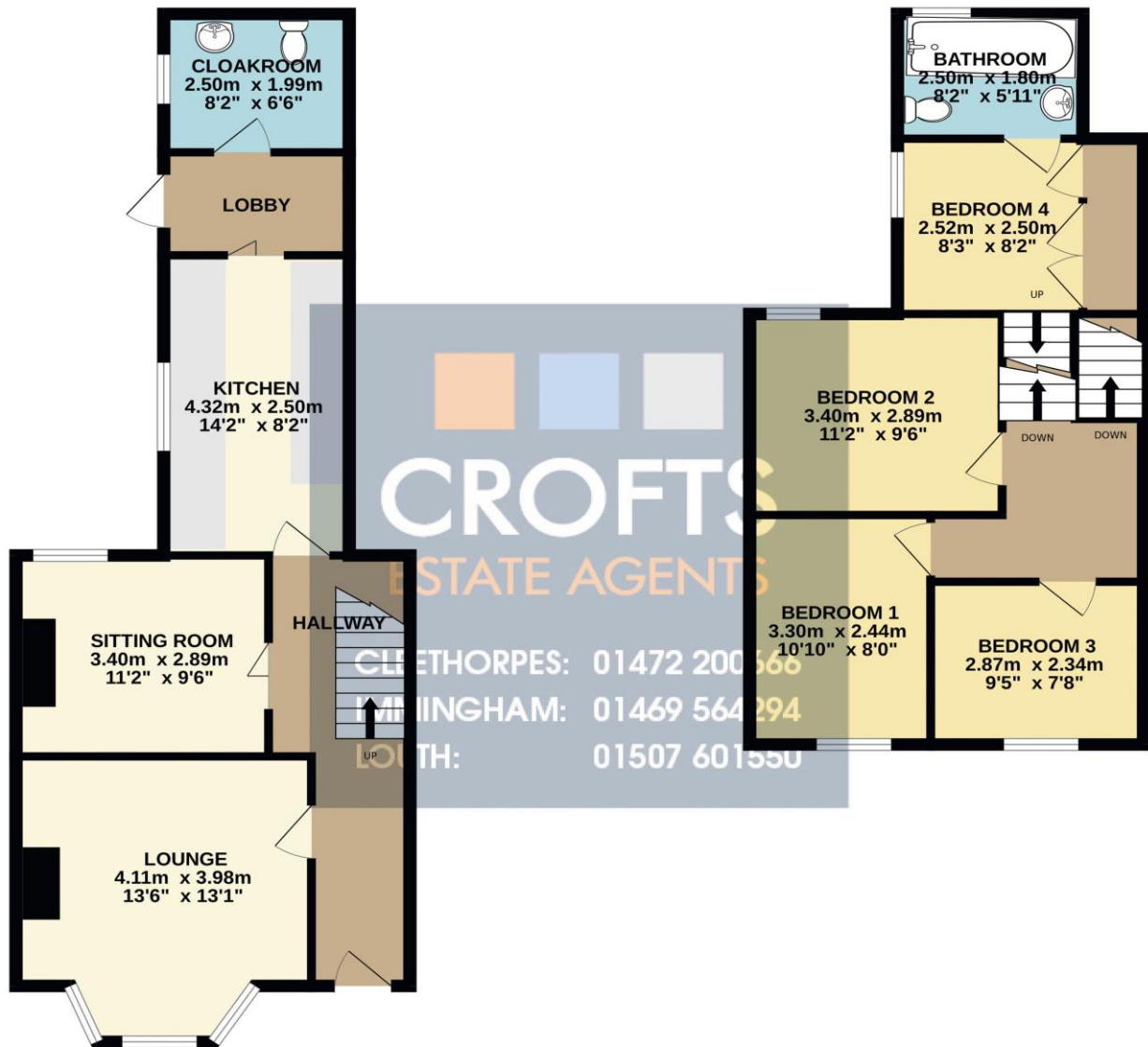


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
52.9 sq.m. (570 sq.ft.) approx.

1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA: 98.7 sq.m. (1062 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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