



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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01472 200666

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



124 High Holme Road
Louth
LN11 0HE

£110,000

This spacious and well presented end of terrace home lies in this ever popular area of Louth, within close proximity to an abundance of amenities and the town centre. Offered for sale with NO FORWARD CHAIN the property is an excellent opportunity for first time buyers , but could equally suit clients looking to downsize, or buy to let investors. The property has the advantage of an off road parking space to the front and a large private garden to the rear, which has brick storage outbuildings and an outside W/C. Internal viewings will reveal well presented and spacious living accommodation, briefly comprising of : Lounge, ground floor bathroom suite, fitted kitchen dining room and two nice sized bedrooms to the first floor.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

10' 11" x 11' 7" (3.319m x 3.522m)

Door to front opens into lounge. uPVC window to front. Radiator. Built in double storage cupboard

Inner hall

Leading to kitchen dining room with door to side leading to bathroom

Bathroom

5' 6" x 5' 1" (1.677m x 1.554m)

Opaque uPVC window to side. Panelled bath with shower over, pedestal wash basin, close coupled w/c. Tiled walls, extractor fan

Kitchen dining room

9' 3" x 10' 3" (2.828m x 3.118m)

uPVC window to side and rear. uPVC door to rear leads into the rear garden. Stairs leading to the first floor. Range of modern fitted units incorporating oven and hob and 1.5 sink bowl unit with draining board and mixer tap. Part tiled walls.

First Floor

Bedroom 1

11' 0" x 11' 7" (3.348m x 3.541m)

uPVC window to front, radiator

Bedroom2

9' 7" x 8' 6" (2.919m x 2.58m)

uPVC window to rear, radiator

Outside

Off road parking space to the front. Shared access to the side of the property leading to a rear gated which opens into the rear garden. The rear garden is large and private, enclosed by tall wood panel fencing. There is an outside w/c, a brick storage outbuilding with upvc door and window and overhead shelter, with a further brick storage shed to the rear of the garden.

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.

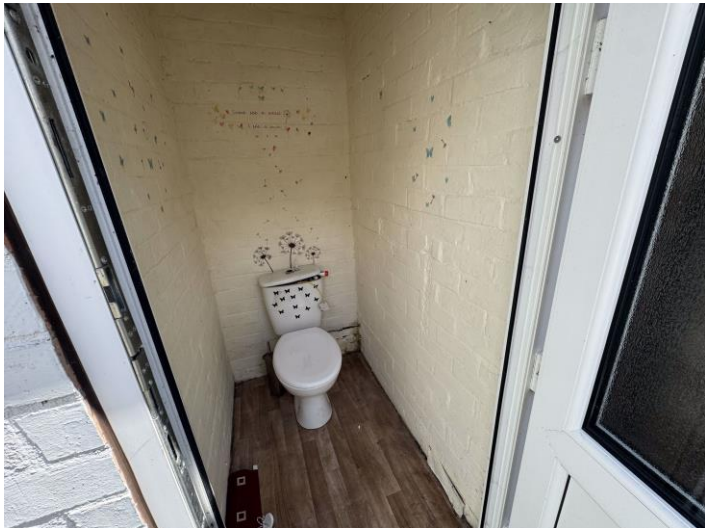
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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





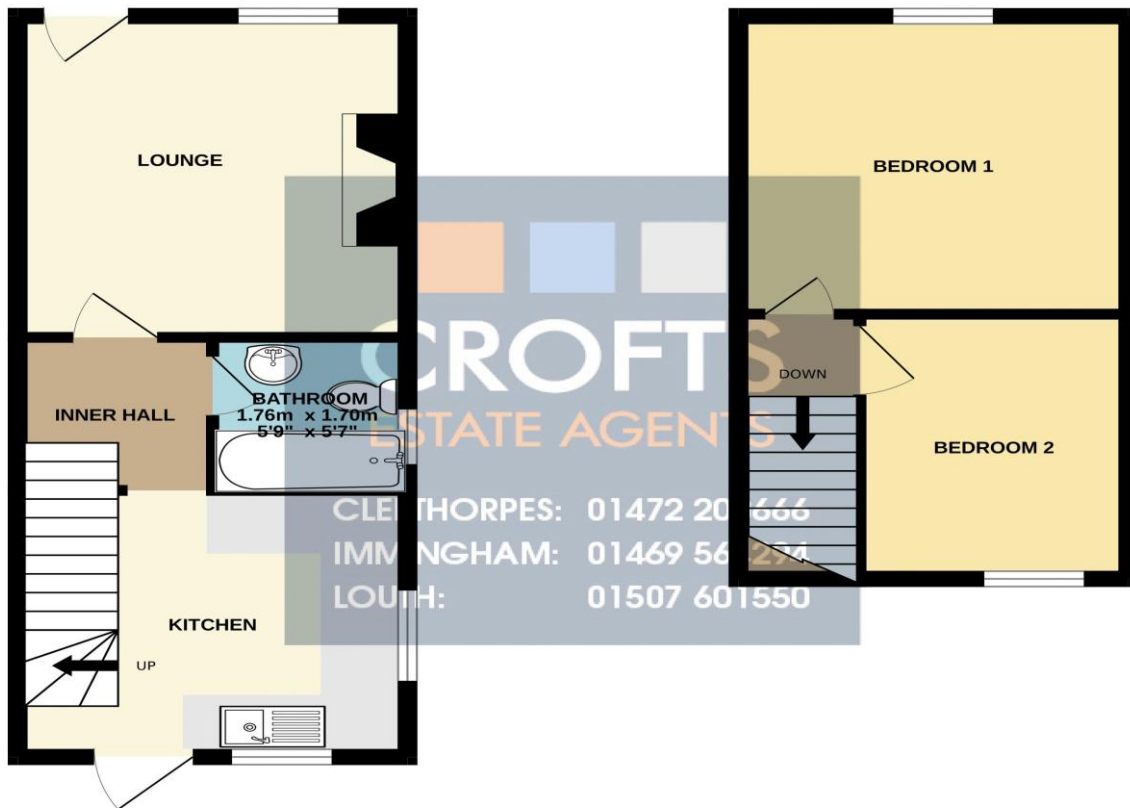


OPEN 7 DAYS A WEEK

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
28.3 sq.m. (305 sq.ft.) approx.

1ST FLOOR
22.1 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA : 50.4 sq.m. (542 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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