



CROFTS ESTATE AGENTS

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



17 Bradley Close
Louth
LN11 8YL

£170,000

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Property Description

This superb modern end of 3 terraces property is tucked away in a quiet cul de sac position found on this ever popular development located just off Legbourne road in Louth. Offered for sale with NO FORWARD CHAIN, the property is an ideal opportunity for first time buyers, but could also appeal to buy to let investors or clients looking to downsize into a low maintenance property. Having the benefit of TWO PARKING SPACES to the front, this well presented property is comprised of: Lounge, fitted kitchen, conservatory, landing, two bedrooms and a bathroom. There is a private and low maintenance garden to the rear. Early internal viewings are highly recommended.

Lounge

12' 11" x 12' 9" (3.94m x 3.890m)

uPVC window to front, radiator, stairs to first floor, under stairs cupboard. Door to side leads into kitchen

Kitchen

12' 11" x 7' 8" (3.926m x 2.344m)

uPVC window to front, range of fitted units incorporating integral oven, hob and extractor over, plumbing and space for washing machine. Tiled splashbacks, tiled flooring. Door to rear leads into conservatory

Conservatory

9' 5" x 20' 8" (2.867m x 6.311m)

uPVC french doors to rear leading to outside, radiator

First Floor Landing

uPVC window to rear.

Bedroom 1

9' 8" x 9' 6" (2.941m x 2.901m)

uPVC window to front, radiator, built in storage cupboard

Bedroom 2

6' 7" x 11' 1" (2.008m x 3.373m)

uPVC window to front, radiator

Bathroom

6' 1" x 8' 0" (1.844m x 2.430m)

Opaque uPVC window to rear, partially panelled bath with shower over and shower screen door. Pedestal wash basin, low flush w/c, radiator. Tiled walls

Outside

The property is approached by two allocated parking spaces to the front, with a low maintenance garden enclosed by picket fencing and entrance gate. Gated access to the side leads to the rear

garden. To the rear is a nice sized patio area, with lawn and wooden storage shed, enclosed to all sides by wooden 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

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 MORTGAGE OR OTHER LOAN SECURED ON IT.





OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
39.4 sq.m. (425 sq.ft.) approx.

1ST FLOOR
24.5 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA: 63.9 sq.m. (688 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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