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



Ramsgate Louth LN11 0NG

Monthly Rental Of £725 Deposit of £836

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Property Introduction

AVAILABLE FROM END OF JANUARY 2026 Spacious mid-terrace property located in the popular market town of Louth. In close proximity to the town centre, the property is within walking distance of a wide variety of local amenities. Internal viewing will reveal a living room, dining room, kitchen and family bathroom to the ground floor, as well as three bedrooms and a cloakroom on the first floor. To the rear of the property, you will find the tidy low maintenance garden with wooden shed. The property also benefits from uPVC windows and gas central heating.

Lounge

Spacious lounge neutrally decorated with oak-wood effect flooring, deep skirting and coving to the ceiling. Window to the front, smart fireplace with timber mantelpiece and marble hearth and a radiator.

Dining Room

Leading through to the Kitchen, the Dining Room, or potentially Sitting Room, has wood effect flooring, window to the rear, radiator and built in cupboard space.

Kitchen

The galley kitchen to the rear has a range of built-in base and wall units with oak-style doors, rolltop laminated work surfaces with tiling to splashbacks, stainless steel sink and drainer. Built-in electric oven and four-ring gas hob with extractor above, free-

standing fridge and freezer, plumbing for a washing machine, window to side, understairs storage cupboard.

Family Bathroom

Ground floor Family Bathroom to the rear with grey tiled walls and floors, panelled bath with taps and hand shower attachment and fitted shower screen. W/C, pedestal wash basin, extractor fan and frosted window to the side.

Bedroom 1

Double bedroom with feature wallpaper and fireplace to one wall, large window to front, radiator plus built-in cupboard.

Bedroom 2

Double bedroom with neutral decor, carpeted floor, window to the rear, radiator and built in storage cupboard.

Bedroom 3

Small double bedroom with laminate flooring, part-sloping ceiling, window overlooking the rear and radiator.

Garden

Rear garden with paved patio, brick boundary walls to the sides and rear, timber shed, outside light and tap. Gated access to the side through neighbouring garden if required.

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, 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

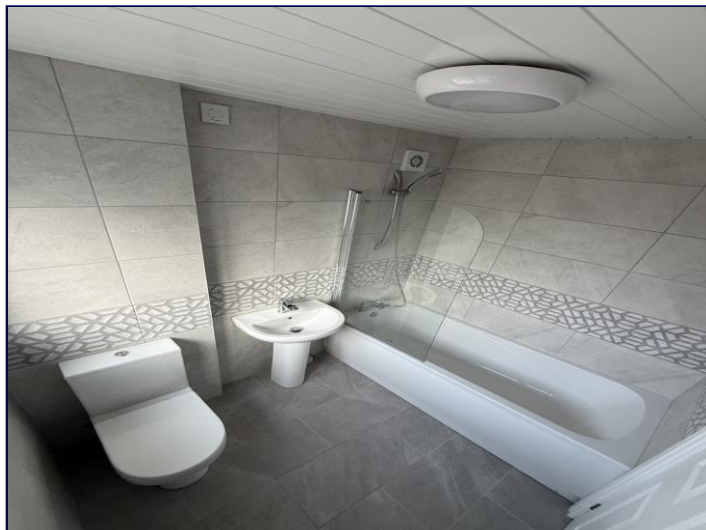
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



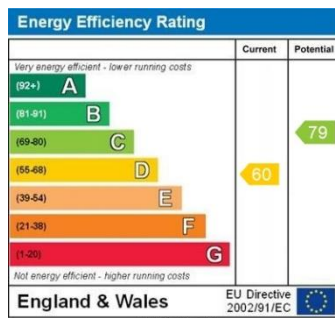
GROUND FLOOR
50.5 sq.m. (544 sq.ft.) approx.

1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1038 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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