



# CROFTS ESTATE AGENTS

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



2 Old Chapel Mews Ramsgate Road  
Louth  
LN11 0NJ

£140,000

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### Property Description

Tucked away in this quiet and private position within close proximity to Louth centre and all amenities is this rare opportunity to acquire this converted semi detached chapel. Offered for sale with NO FORWARD CHAIN, the property does require some modernisation and refurbishment works and is realistically priced to encourage an early sale. Ideal for first time buyers, investors or retirement, the property benefits from two allocated off road parking spaces, along with a low maintenance courtyard garden which includes an outside storage space ideal for bicycles or motorbikes. Internal viewing will reveal surprisingly spacious living accommodation which is comprised of: Hallway, open plan lounge kitchen, bathroom suite, two bedrooms and en suite shower room off the main bedroom. The property offers plenty of scope and potential for any purchaser to place their own stamp on the internal living space.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring. There are also two built in cupboards.

### Kitchen/Diner/Lounge

22' 1" x 15' 2" (6.73m x 4.63m)

With a great open plan space with two windows to the front elevation, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

### Bedroom Two

11' 8" x 18' 4" (3.55m x 5.59m)

Bedroom two has two windows to the rear elevation and a radiator.

### Bathroom

10' 8" x 5' 11" (3.26m x 1.80m)

The bathroom has two opaque windows to the front elevation, a radiator, WC, basin, bath and a shower cubicle with a mains shower.

### Stairs

Stairs lead to the first floor with access to the loft.

### Bedroom One

19' 3" x 15' 3" (5.86m x 4.66m)

Bedroom one has two windows to the front elevation and a radiator.

**En-suite**

8' 2" x 6' 4" (2.50m x 1.93m)

The en-suite has a radiator, WC, basin and a shower cubicle with a mains shower.

**Outside**

With a tidy courtyard garden space accessed through a gate and also providing access to the neighbouring property. There is also allocated parking.



<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 B: 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

### 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.

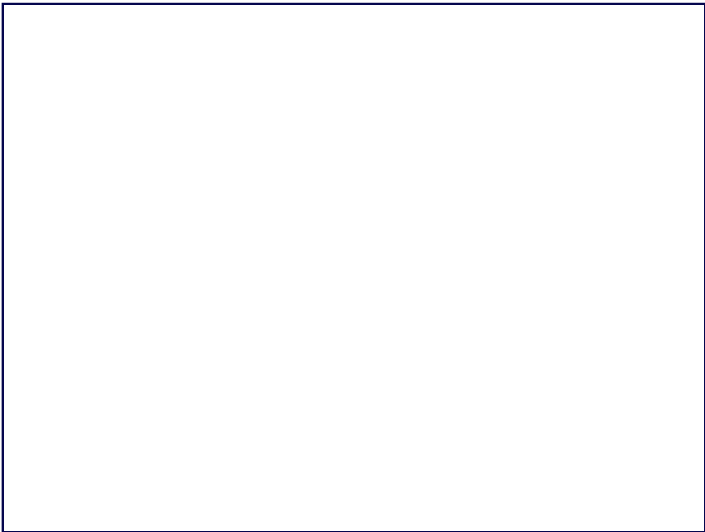
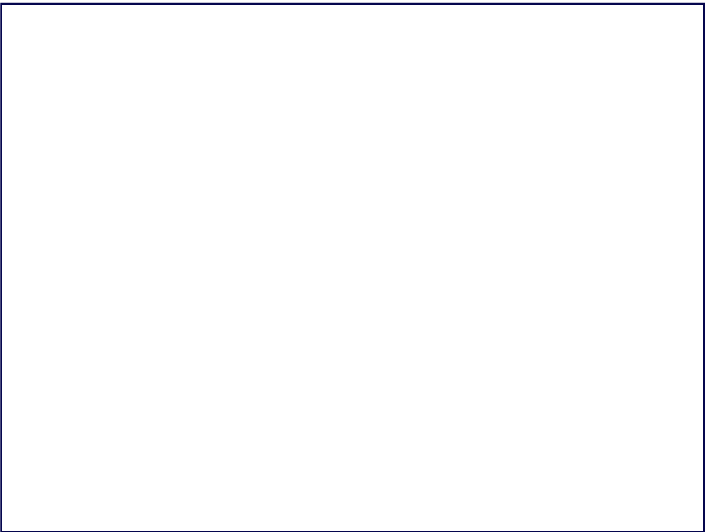
### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



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  
73.4 sq.m. (791 sq.ft.) approx.

1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 106.7 sq.m. (1149 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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