



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Eastgate

Louth
LN11 9QE

Offers in the Region Of
£160,000

This Superb End of Terrace home lies in the heart of Louth Centre, having recently undergone a programme of refurbishment. Offered for sale with NO FORWARD CHAIN, the property is a few minutes walk from the abundance of shops, cafe's and bars found in the centre of Louth. In our opinion, the property is an excellent opportunity for first time buyers or could equally make a suitable "turn key" investment, "bolt hole" or could be ideal for downsizing. Early internal viewing is considered essential in order to appreciate this well presented home. Living accommodation is briefly comprised of: Entrance Hallway, Lounge, Newly Fitted Kitchen, Modern Bathroom suite and two nice sized bedrooms. There is a low maintenance garden to the rear with an additional paved courtyard to the side.

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



Entrance Hall

12' 4" x 6' 3" (3.77m x 1.90m)

uPVC entrance door, stairs to the first floor landing. Radiator, wood panel walls.

Lounge

11' 10" x 10' 10" (3.6m x 3.29m)

uPVC Window to front. uPVC rear door to garden. Radiator. Wood panelled walls. Wall lights, Ceiling beams

Kitchen

9' 6" x 7' 7" (2.90m x 2.30m)

Newly modern fitted kitchen comprising range of units and incorporating 1.5 sink bowl unit and integral electric oven with induction hob and extractor canopy. Space for appliances , Washing Machine and Drier to be included in the sale.

First Floor Landing

uPVC window to side elevation.

Bedroom 1

11' 7" x 9' 4" (3.54m x 2.85m)

uPVC window to rear elevation. Radiator

Bedroom 2

9' 8" x 7' 10" (2.94m x 2.39m)

uPVC window to side elevation. Radiator

Bathroom

8' 5" x 7' 1" (2.56m x 2.17m)

uPVC to rear elevation. Modern fitted bathroom suite comprising P shaped Bath with shower over, W/C and Vanity wash basin. Built in storage cupboard. Radiator

Outside

The outside is largely low maintenance and includes small patio area with artificial grass, enclosed by brick walls and contemporary decorative fencing. There is a rear entrance gate into the passageway, with a side courtyard and walled boundary.

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, 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.

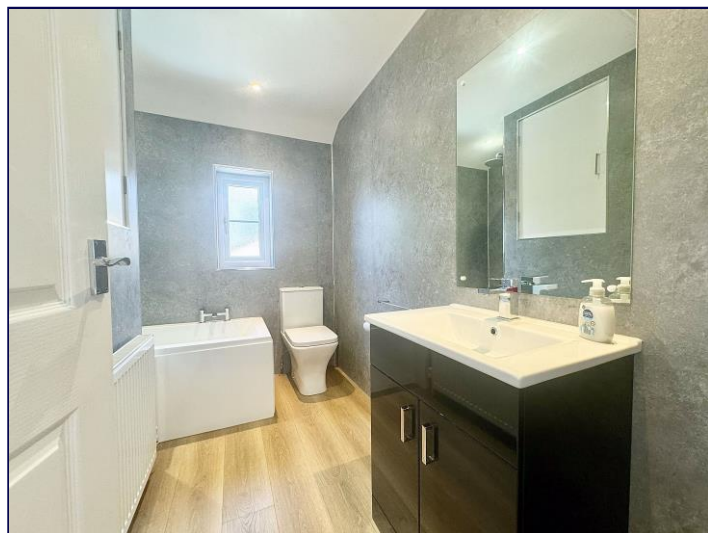
Property Management

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

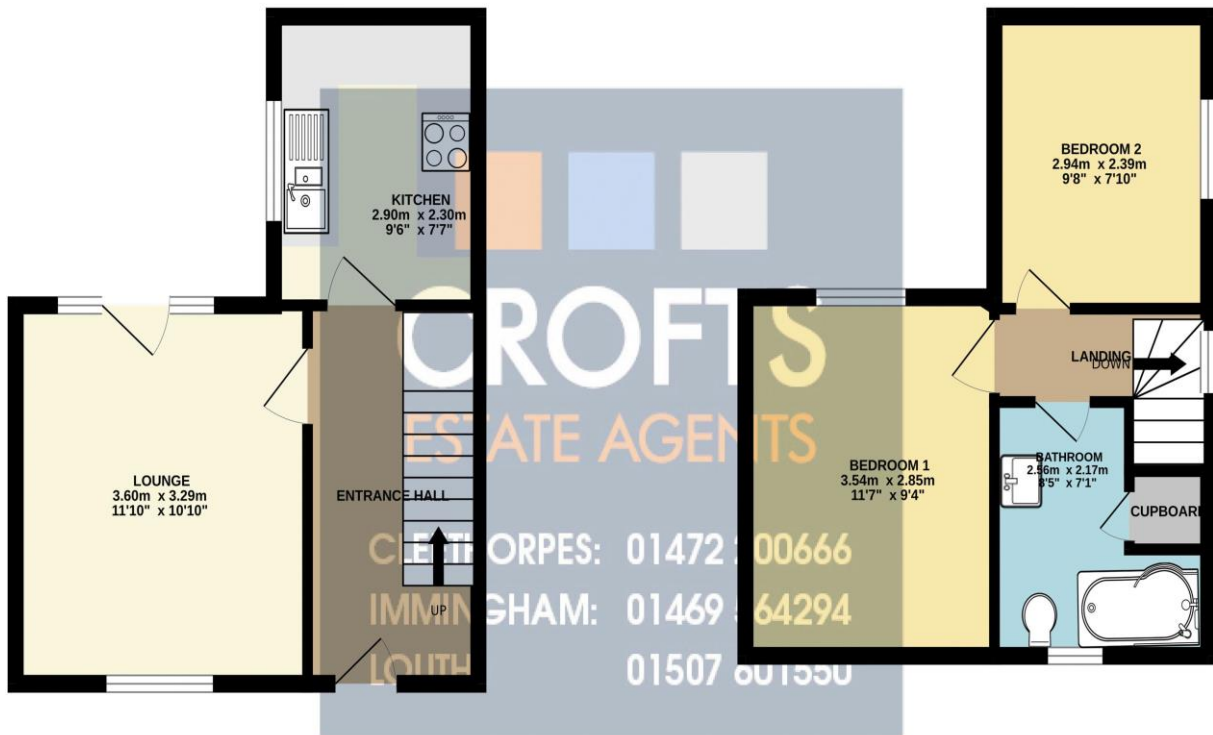
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
26.5 sq.m. (286 sq.ft.) approx.

1ST FLOOR
25.6 sq.m. (276 sq.ft.) approx.



123 EASTGATE LOUTH

TOTAL FLOOR AREA: 52.1 sq.m. (561 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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