



# CHOICE PROPERTIES

*Estate Agents*

6 Wellington Street,  
Louth, LN11 0JS

Reduced To £155,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom end of terrace house, located just a short distance from Louth's thriving town. The property further benefits from generously proportioned rooms throughout and has the most secluded and alluring garden to the rear. The property additionally features seven solar panels, which are owned outright. Early viewing is most highly advised.

This well laid out internal accommodation comprises:

### **Entrance Hall**

Staircase to the first floor, door to:-

### **Reception Room**

11'8" x 11'5"

Beautifully presented reception room, gas fire set into marble surround with marble hearth and wooden mantle, TV Aerial point, featured wooden beams to the ceiling, archway leading into:-

### **Dining Room**

11'8" x 14'3"

Double opening French patio doors leading into the attractive rear garden, door to:-

### **Kitchen**

17'7" x 5'11"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, space for fridge/freezer, plumbing for a washing machine, integral cooker with four ring gas hob and features extractor over, partly tiled walls, dual aspect windows providing plenty of lighting, pedestrian door to the side aspect leading into the garden.

### **Landing**

13'4" x 2'6"

With loft access.

### **Bedroom 1**

11'10" x 11'5"

Double bedroom, built in storage wardrobes.

### **Bedroom 2**

11'5" x 11'5"

Double bedroom, telephone point.

### **Shower Room**

9'8" x 5'11"

Fitted with a modern three piece suite comprising large shower cubicle with feature waterfall shower over, wash hand basin set into vanity unit with mixer taps, wc, chrome heated towel rail, tiled walls and flooring, built in airing cupboard, extractor fan.

### **Garden**

To the rear of the property you will find an attractive and privately enclosed, easy to maintain garden, featuring plants and and sheltered seating area.

### **Tenure**

Freehold

## **Council tax band**

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A

## **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

## **Opening hours**

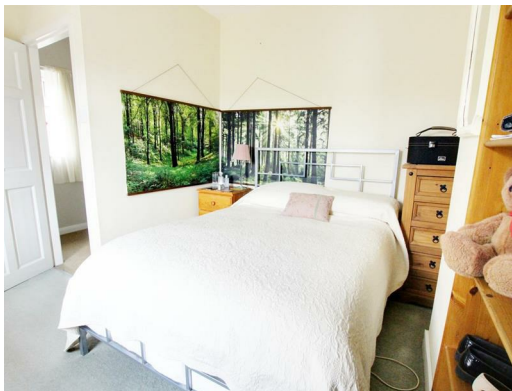
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

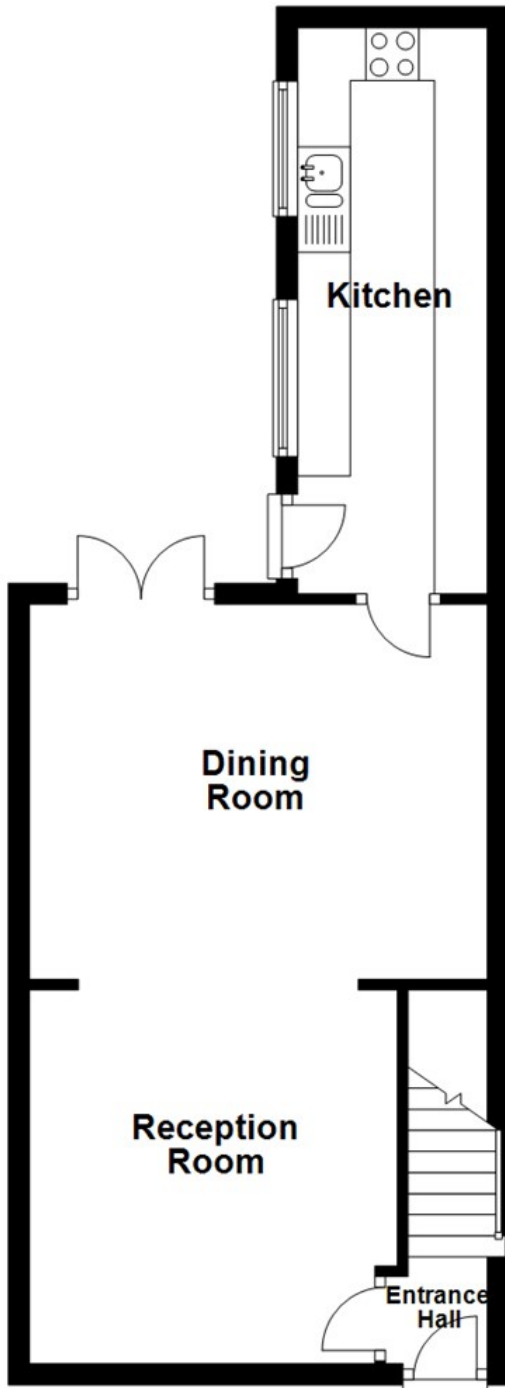
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

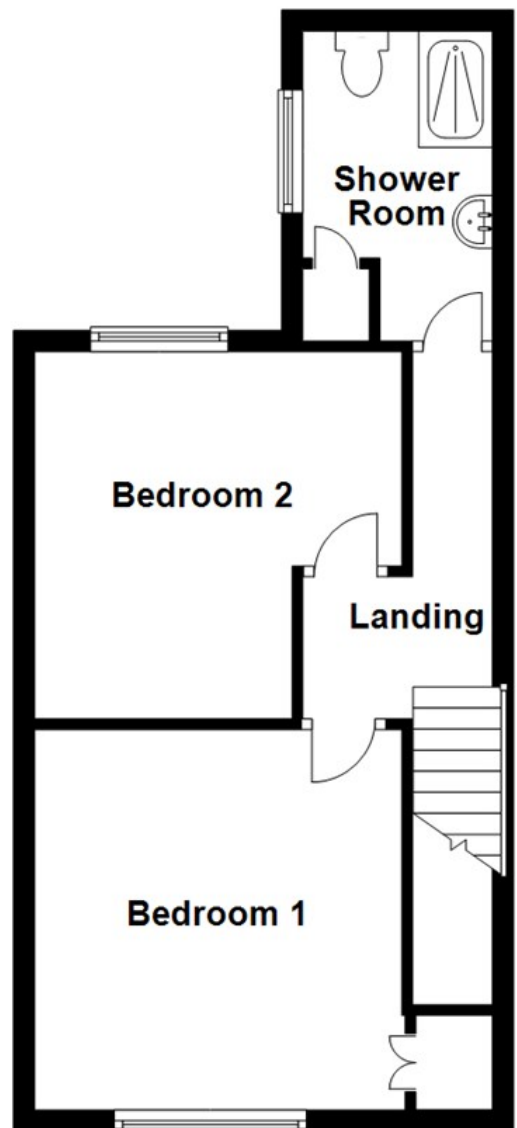




## Ground Floor



## First Floor



# Directions

From our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Wellington Street is the first turning on the left hand side. Number 6 can be found towards the bottom on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81 plus) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

