



CHOICE PROPERTIES

Estate Agents

12 Kidgate,
Louth, LN11 9HN

Reduced To £105,000



Choice properties are delighted to bring to the market this two bedroom end of terrace house, located just a stones throw away from the thriving town of Louth and all the local amenities. This is an ideal investment opportunity as the property requires a full refurbishment throughout, therefore allowing you to put your stamp on this blank canvass. Early viewing is advised.

Located close to the town and with the benefit of gas central heating, the property comprises:-

Reception Room

12'4" x 14'10"

Dual aspect windows, electric fireplace set into surround, wall mounted fuse box and consumer unit, door to:-

Kitchen

10'0" x 14'10"

Fitted with wall and base units with worksurface over, one bowl stainless steel sink unit with drainer and single taps, plumbing for a washing machine, window to the rear aspect, staircase to the first floor, pedestrian door to the rear aspect leading into the courtyard garden.

Inner Hallway

5'01" x 5'07"

Under stairs storage.

Bedroom 1

12'0" x 12'9"

Dual aspect windows providing ample lighting, built in storage.

Bedroom 2

9'1" x 9'1"

Window to the rear aspect, wall mounted combination boiler.

Bathroom

5'7" x 6'7"

Fitted with a three piece suite comprising panelled bath with single taps and shower attachment over, pedestal wash hand basin with single taps, w.c., tiled splash backs.

Garden

To the rear of the property is a privately enclosed courtyard garden which is paved for ease of maintenance. A gate to the rear provides access for the bins and also access to the bricked storage shed.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: 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

By appointment through Choice Properties 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

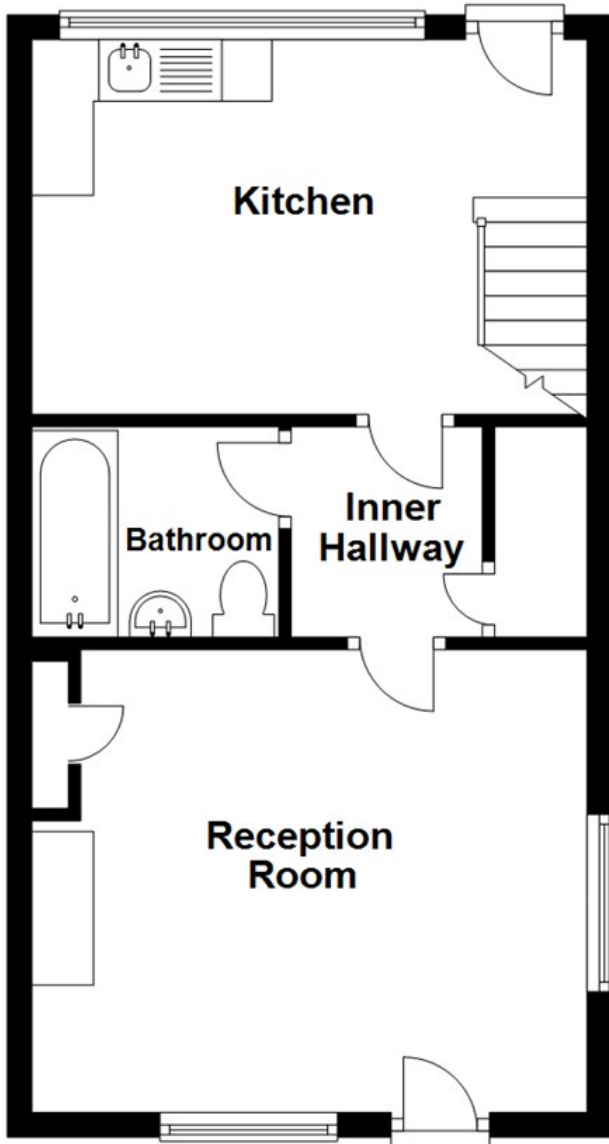
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

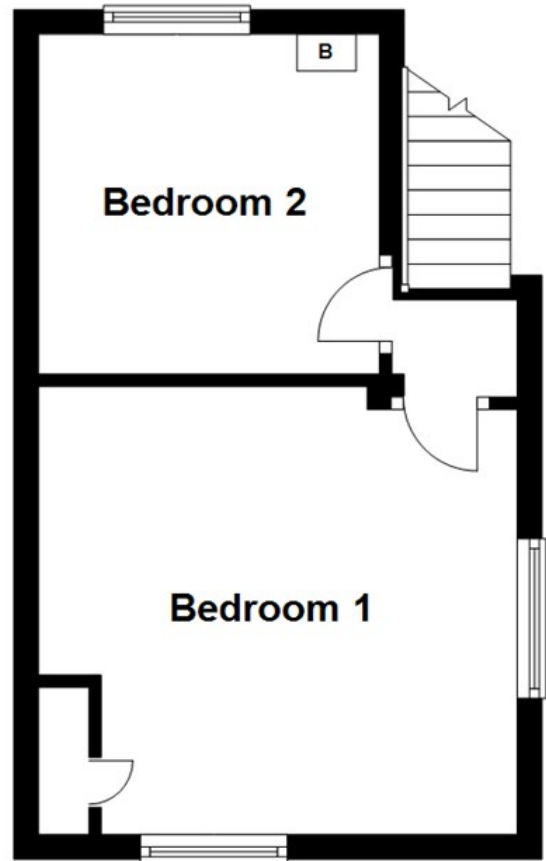
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 office on Mercer Road, walk directly across the road and down pawnshop passage. Then go past Weatherspoon's and number 12 can be found on the corner of Kidgate and Lee Street.

