



# CHOICE PROPERTIES

*Estate Agents*

71 Jubilee Crescent,  
Louth, LN11 0AL

Reduced To £129,000



Choice Properties offer for sale this super end terrace house featuring 2 bedrooms, 1 Reception Room, private gardens and parking. Located in the charming and bustling market town of Louth this property is ideally placed for the local shops and amenities within this lovely town.

With the benefit of Gas Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Reception Room**

11'8" x 15'8"

Radiator

### **Kitchen**

8'7" x 15'8"

With wall and base units with work surfaces over. One and a half bowl sink unit and drainer. Plumbing for automatic washing machine. Plumbing for dishwasher. Radiator. Rear access door.

### **Hallway**

2'9" x 12'5"

### **Landing**

6'7" x 2'8"

Storage Cupboard

### **Bedroom 1**

11'8" x 15'8"

Radiator

### **Bedroom 2**

11'11" x 5'0"

Radiator.

### **Bathroom**

5'7" x 6'6"

With three piece suite which consists of low level flush w.c., wash hand basin and panelled bath with shower attachment over. Part tiled. Radiator.

### **Gardens**

To the front of the property is an easily maintainable garden. To the rear is a private well tended garden with lawn and patio area and double gates giving access to parking.

### **Council tax band**

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](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.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Mon-Fri 9.00 am - 5.00 pm.

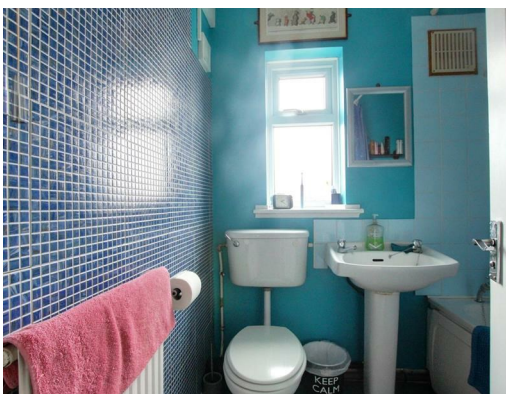
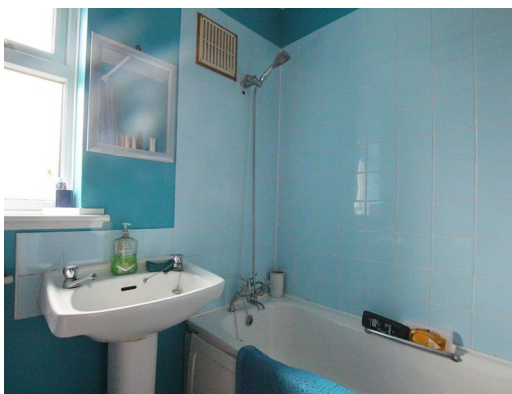
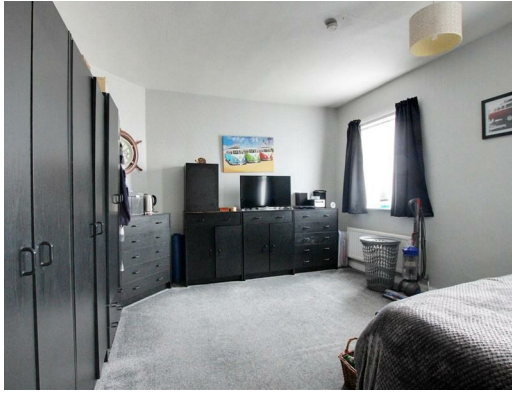
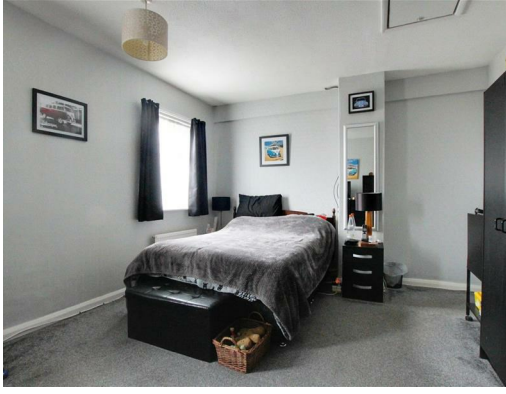
Saturday 9.00 am - 3.00 pm.

## **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.



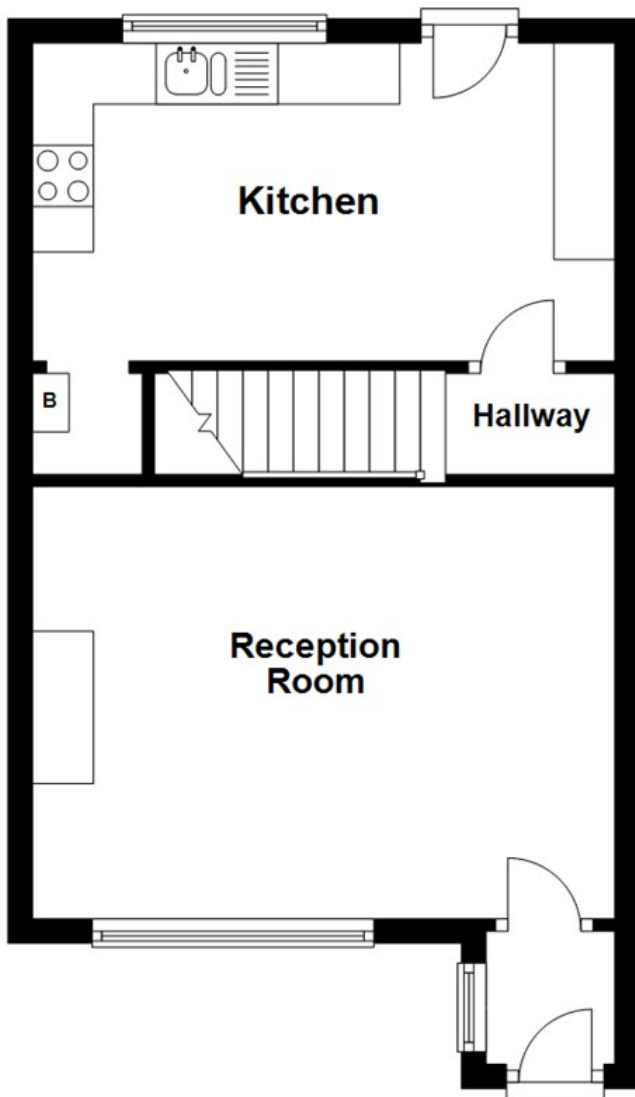






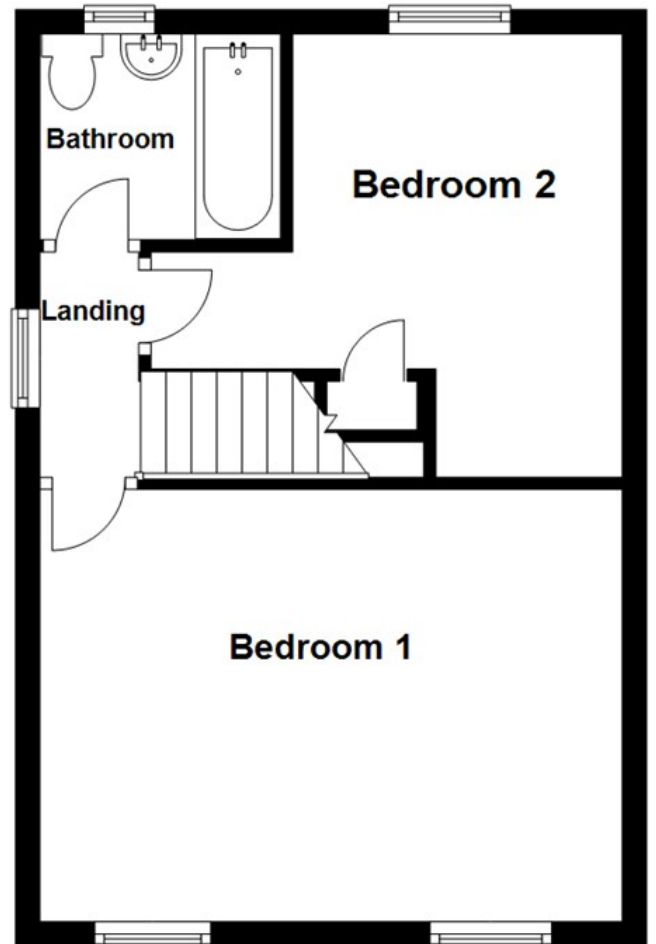
## Ground Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.3 sq. feet)

# Directions

Please use the postcode LN11 0AL for directions to the property.

