



CHOICE PROPERTIES

Estate Agents

87 Upgate,
Louth, LN11 9HF

Reduced To £135,000



Choice Properties are delighted to bring to market this super 2 bedroom terrace house with courtyard garden. Occupying a good central position in the attractive market town of Louth this lovely home is ideally situated for all the amenities on offer. We highly recommend viewing this charming property.

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

Reception Room

12'2" x 12'3"

Front Access door. Radiator.

Dining Room

7'3" x 9'9"

Radiator. Storage Cupboards. Staircase to Landing.

Kitchen

11'4" x 5'9"

With duck egg blue wall and base units with work surfaces over. Double butler sinks with mixer tap over. Cupboard housing Gas boiler. Rear access door.

Shower Room

8'4" x 5'9"

With walk in shower. Wash hand basin set in vanity unit. Low level flush w.c. Radiator. Tiled walls.

Bedroom 1

12'3" x 13'3"

Radiator. Fitted wardrobe.

Bedroom 2

7'3" x 10'0"

Radiator.

Rear Porch

6'6" x 3'7"

Brick Outbuilding

6'8" x 5'9"

With Plumbing for automatic washing machine and space for tumble dryer.

Gardens

To the rear of the property is an easily maintainable courtyard garden featuring a brick outbuilding.

Tenure

Freehold

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

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 on 01507 860033

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

Opening Hours

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

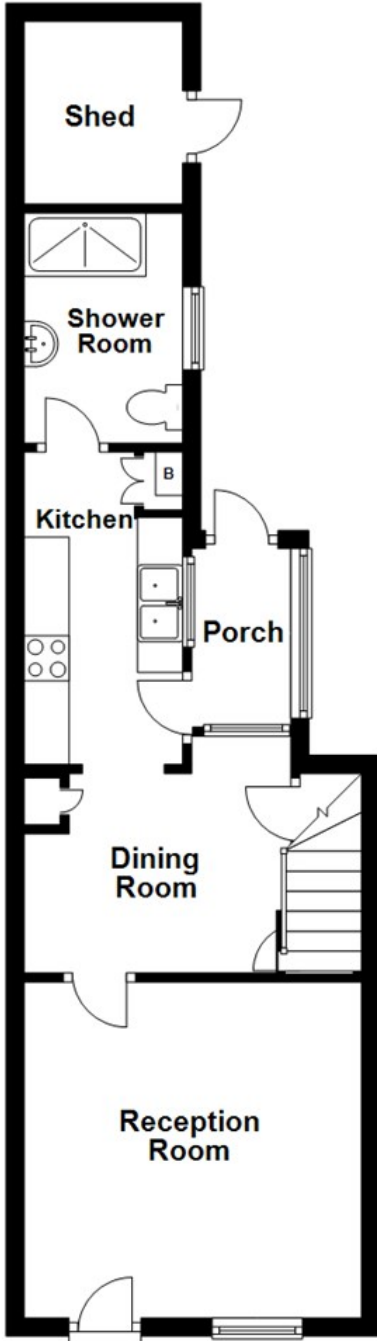
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





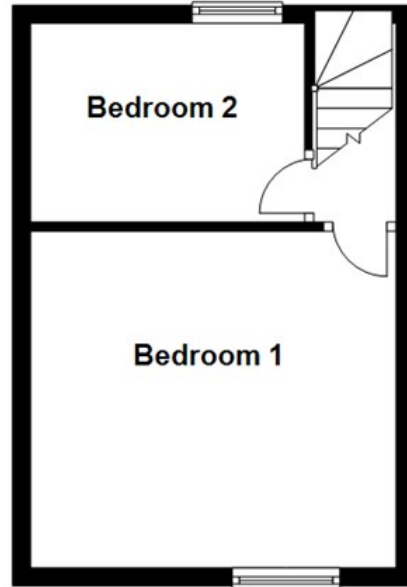
Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 64.7 sq. metres (696.0 sq. feet)

Directions

Use postcode LN11 9HF for directions to the property.

