



CHOICE PROPERTIES

Estate Agents

32 Jubilee Crescent,
Louth, LN11 0AN

Reduced To £129,950



Choice Properties bring to market this superb two bedroom end of terrace house ideally situated in the thriving market town of Louth allowing the property to take advantage of all the local amenities. Featuring a well proportioned kitchen, living room and bathroom, in addition to a privately enclosed garden with outbuildings, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and UVPC double glazing throughout, the internal living accommodation comprises:-

Living Room

11'8 x 11'2

With UVPC entrance door. Log burner set in fireplace with stone hearth and brick surround. Fitted storage cupboard. Consumer unit. UVPC window to front aspect. Power points. Tv aerial point. Radiator.

Kitchen

8'8 x 12'11

Fitted with wall and base units with worksurfaces over. Cooker point with tiled splashbacks. One bowl stainless steel sink with mixer tap and drainer with tiled splash back. Plumbing for washing machine. Under stair storage housing a recently fitted 'Viessmann' gas boiler with space for fridge freezer. Laminate flooring. Stairs to first floor landing. UVPC door leading to garden.

Landing

5'1 x 12'10

UVPC window to side aspect. Access to loft. Radiator.

Bedroom 1

11'9 x 12'10

Fitted with an over stair storage cupboard. Large UVPC window to front aspect. Fireplace with tiled hearth. Power points. Radiator.

Bedroom 2

8'4 x 7'4

Fitted with and over stair storage cupboard. UVPC window to rear aspect. Power points. Radiator.

Bathroom

5'5 x 5'2

Fitted with a three piece suite comprised of panelled bath with shower over and tiled walls, pedestal wash hand basin with mixer tap and tiled splashback, and push flush w.c. Chrome heated towel rail. Radiator. Wall mounted vanity unit with mirror over.

Garage

Detached single garage with up and over garage door.

Gardens

To the rear of the property is private fully enclosed laid to lawn garden with fencing to the perimeter. The rear garden further benefits for a variety of outbuildings including a brick built garden shed and a log store. To the front is a small paved garden area adjacent to the driveway.

Driveway

Paved driveway with space for up to 3 vehicles.

Tenure

Freehold.

Council Tax Band

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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. Amount Payable 2024/25 - £1402.47

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.

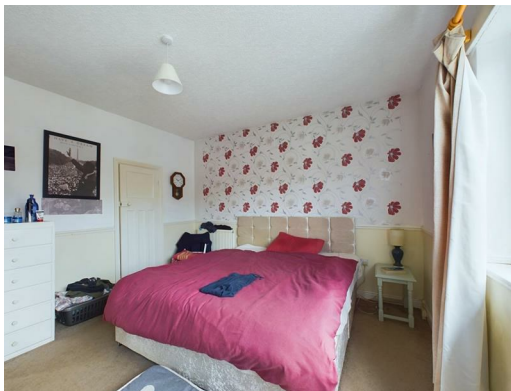
Making An Offer

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.

Additional Notes

The vendors inform us that the property has been recently been fully rewired.

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.

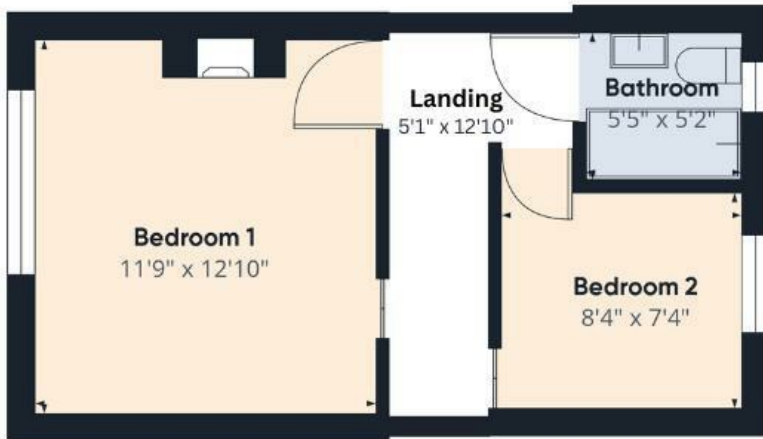






Floor 0

Approximate total area⁽¹⁾
530.23 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Directions

From our Louth office 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. Follow this road past Aldi then at your next roundabout take the right hand turning onto Keddington Road. Then turn left onto Brackenborough road. Continue on this road and take your first right hand turning onto Jubilee Crescent. Head straight on instead of following the road round to the right and then no 32 can be found on your right hand side.

