



CHOICE PROPERTIES

Estate Agents

7 Ramsgate Road,
Louth, LN11 0NJ

Reduced To £174,000



It is a pleasure for Choice Properties to bring to the market this fantastic two bedroom end of terrace house. This beautifully presented property is located within easy reach of the town centre and offers enviable views over the River Lud. Early viewing is advised.

The abundantly light and bright accommodation comprises:

Entrance Porch

4'0" x 3'7"

Door into:-

Reception Room

16'1" x 12'5"

Electric feature fireplace set into wooden surround, TV Ariel point, triple glazed window to front aspect, telephone point, spacious under stairs cupboard housing wall mounted 'Viessmann' combination boiler (fitted 2020), door to:-

Kitchen

16'10" x 12'5"

Fitted with a modern range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, space for dishwasher, space for a dining table, space for under stairs tumble dryer, double glazed window overlooking beautiful views of the river.

Landing

8'8" x 2'9"

Doors to both bedrooms.

Bedroom 1

12'2" x 12'5"

Double bedroom with window overlooking the woodland views.

Bedroom 2

12'2" x 6'7"

Double bedrooms with window overlooking garden and church.

Shower Room

6'9" x 5'0"

Fitted with a modern white three piece suite comprising shower cubicle with glass sliding doors and mains shower over, pedestal wash hand basin with single taps, close coupled wc.

Rear Lobby

3'8" x 5'0"

Door leading into the rear garden.

Garden

To the rear of the property you will find a beautiful laid to lawn garden with a variety of established plants, trees and shrubbery throughout and a paved patio area with fencing to the boundaries. This garden is shared with the adjoining properties but there are two sheds belonging to No 7.

The property benefits from its own private courtyard which overlooks the views of the church.

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

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.

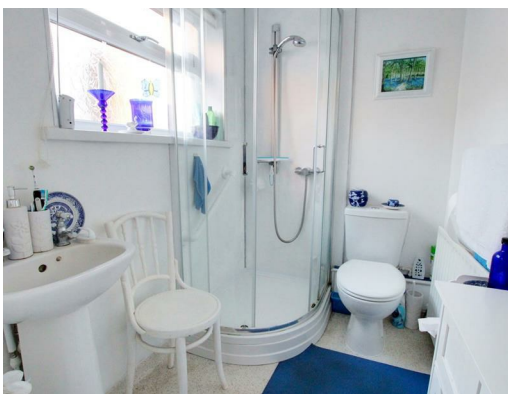
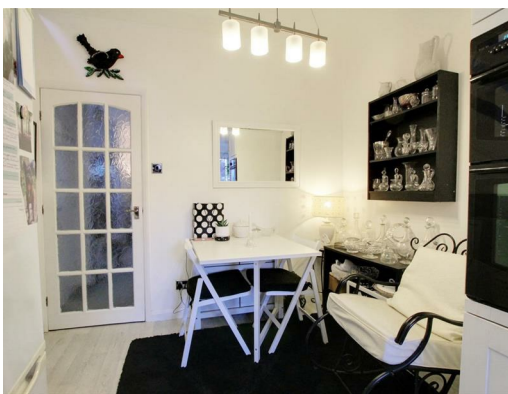
Viewing arrangements

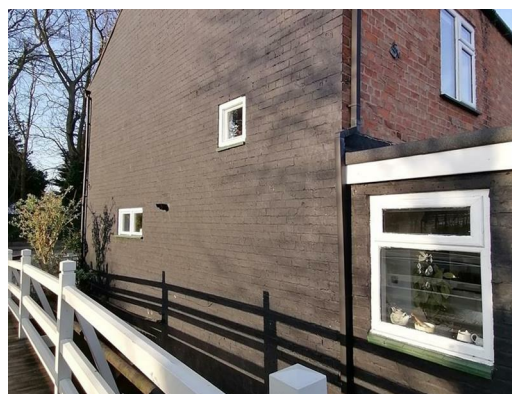
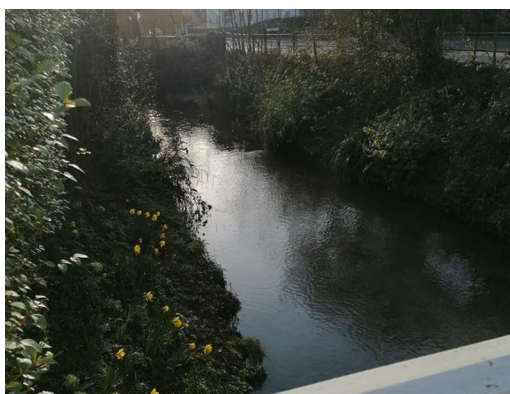
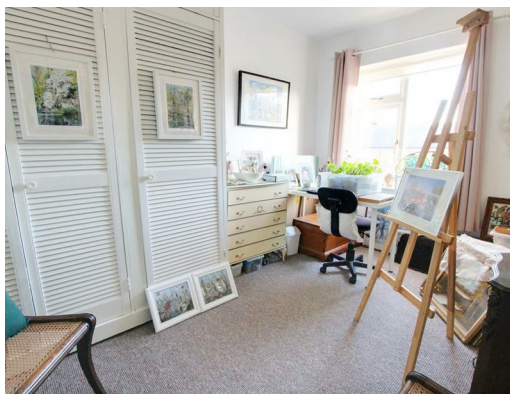
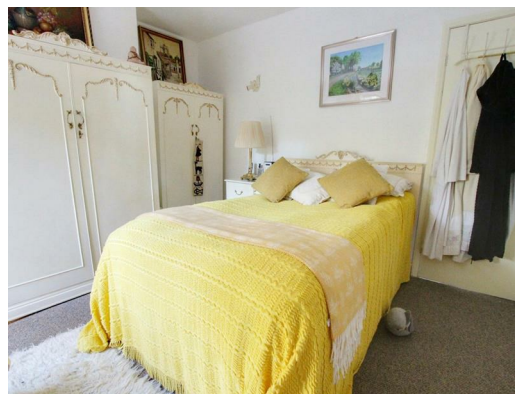
Viewing by appointment through Choice Properties in Louth on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

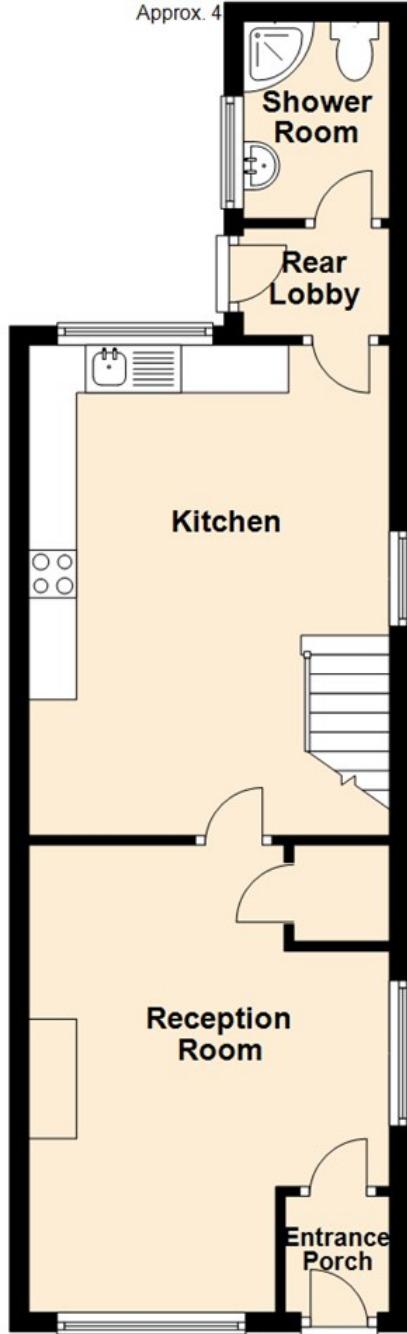
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





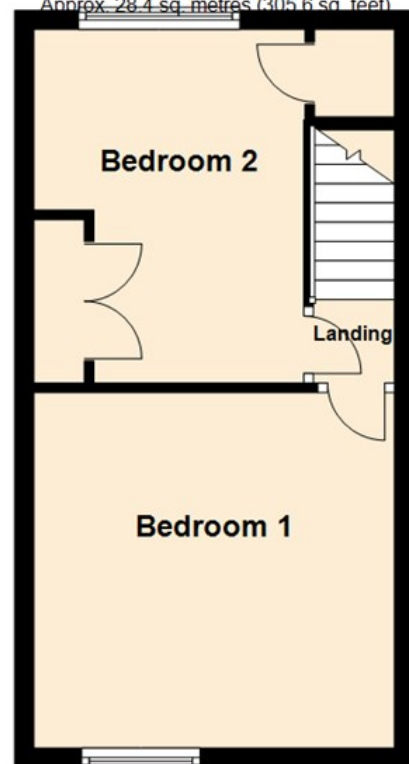
Ground Floor

Approx. 41.0 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

Directions

From our Louth office head East along Eastgate until you reach the mini roundabout. Head straight on at the first mini roundabout then turn left at the second one immediately after onto Ramsgate. Continue until the next mini roundabout and turn right onto Ramsgate Road. continue for 300m and you will find No. 7 on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	33		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

