



CHOICE PROPERTIES

Estate Agents

44 James Street,
Louth, LN11 0JW

Price £139,950



Choice Properties are delighted to bring to market this superb two bedroom (one ensuite) mid terraced town house situated on James Street located in the heart of the thriving market town of Louth. This charming property features a living room, kitchen, dining room, utility room, and downstairs shower room to the interior. To the exterior the property boasts a fully enclosed, easy to maintain garden which further benefits from a couple of outbuildings. With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas central heating and UPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway

3'8 x 3'5

With UPVC entrance door. Staircase to first floor landing. Radiator. Consumer unit. Electric meter. Door to living room.

Living Room

12'0 x 11'8

With electric fireplace with tiled hearth and stone brick surround. Laminate flooring. Radiator. Power points. Tv aerial point. Large UPVC window to front aspect. Door to:-

Dining Room

15'9 x 10'8

With gas fireplace with tiled hearth and brick surround. Under stairs storage cupboard with tiled flooring and fitted shelving. Dual aspect UPVC window. Radiator. Power points. Tv aerial point. Door to kitchen.

Kitchen

8'6 x 8'10

Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with single taps and drainer. Space for fridge freezer. Space for range cooker. Part tiled walls. Radiator. Power points. Large UPVC window to rear aspect. Door to:-

Utility Room

3'7 x 8'2

Fitted with a base unit and a work surface over. Gas boiler. Access to loft via loft hatch. Tiled flooring. Plumbing for washing machine. Space for dryer. Radiator. Power points. UPVC window to rear aspect. Hardwood external door leading to garden. Door to:-

Shower Room

4'4 x 8'1

Fitted with three piece suite comprising of a corner shower cubicle with electric shower, a pedestal wash hand basin with chrome mixer tap and push flush w.c. Tiled flooring. Tiled walls. Radiator. Extractor. UPVC window to rear aspect.

Landing

4'2 x 3'9

Access to loft via loft hatch. Internal doors leading to bedrooms 1 and 2.

Bedroom 1

11'7 x 7'10

Double bedroom with UPVC window to rear aspect. Two storage cupboards with fitted shelving with one housing the hot water tank. Radiator. Power points. Telephone point. Door to:-

Ensuite Bathroom

5'11 x 5'10

Fitted with a three piece suite comprising of a panelled bath with single taps, a pedestal wash hand basin and a low level w.c. Part tiled walls. Radiator. UPVC window to rear aspect.

Bedroom 2

7'0 x 11'8

Double bedroom with two UPVC windows to front aspect. Two storage cupboard with fitted clothes rail used as wardrobes. Radiator. Power points. Tv aerial point. Over stairs storage cupboard.

Garden

To the rear of the property is a fully enclosed private garden. The garden is paved and gravelled for ease of maintenance and further benefits from a couple of brick built outbuildings proving extra storage for the property. The rear garden also benefits from a variety of patio areas which provide the perfect place for outdoor seating as well as being south facing making it the perfect suntrap.

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

By appointment through Choice Properties on 01507 860033.

Opening Hours

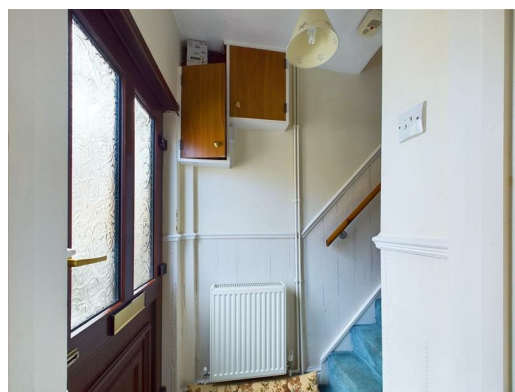
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

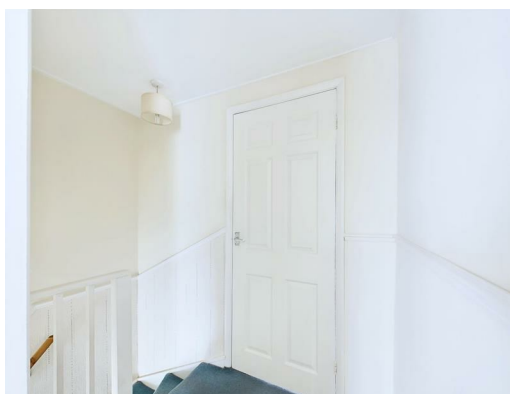
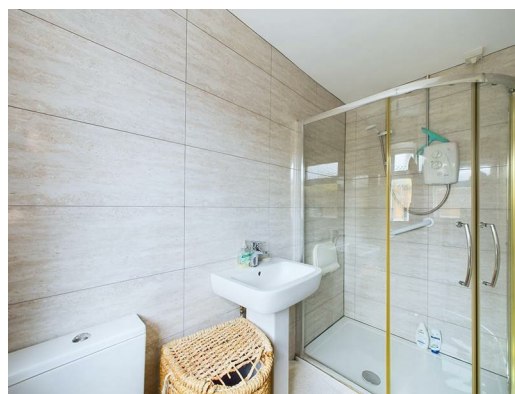
Making An Offer

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.

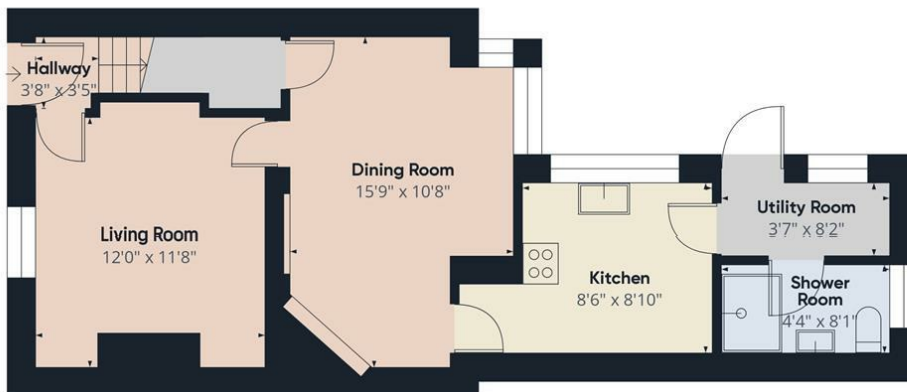
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

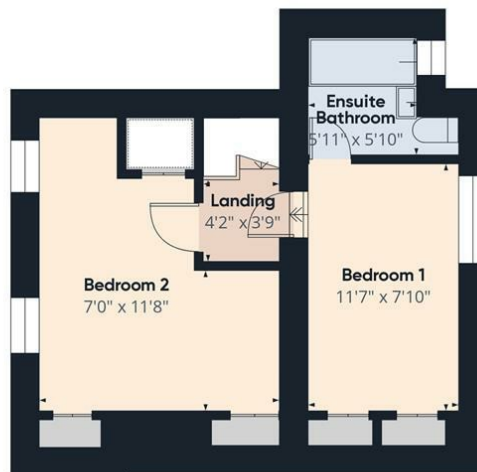








Floor 0



Floor 1

Approximate total area⁽¹⁾
776.38 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Louth office head east along Eastgate for 250m then turn left at the junction onto Northgate. Follow the road round to the left and then take you first right onto Eve Street, then take the first right again onto James Street. The property can be found 100m along on your right hand side.

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

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

