



# CHOICE PROPERTIES

## *Estate Agents*

16 Commercial Road,  
Louth, LN11 7AB

Price £130,000



Choice Properties are delighted to offer for sale this two bedroom mid-terrace house, which is being sold with no onward chain and is perfectly positioned, just a short distance from the local amenities. The property further benefits from attractive and privately enclosed garden to the rear and has been beautifully maintained throughout. Early viewing is highly advised!

The well laid out and abundantly light accommodation comprises:-

### **Reception room**

Window to the front aspect, gas fire set into featured surround, TV Aerial point, telephone point, cupboard housing the consumer unit, door to:-

### **Inner Lobby**

With large double opening storage cupboard providing ample storage, door to bathroom and door to:-

### **Kitchen/Dining room**

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, partially tiled walls, extractor fan, door to:-

### **Rear Lobby**

Pedestrian door to the rear aspect leading into the garden, staircase to the first floor.

### **Landing**

Doors to both bedrooms.

### **Bedroom 1**

Double bedroom with window to the front aspect.

### **Bedroom 2**

Window to the rear aspect, cupboard housing the wall mounted boiler.

### **Bathroom**

Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin, w.c., fully tiled splash backs.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance but features attractive planted beds to the borders with established plants, trees and shrubbery throughout. A separate gate leads to a further garden section with more storage. There is also a spacious metal shed included in the sale.

### **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](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.

### **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**

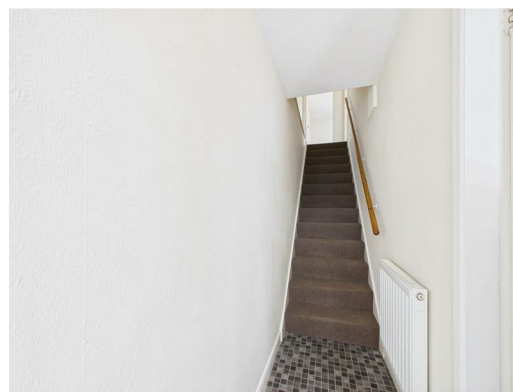
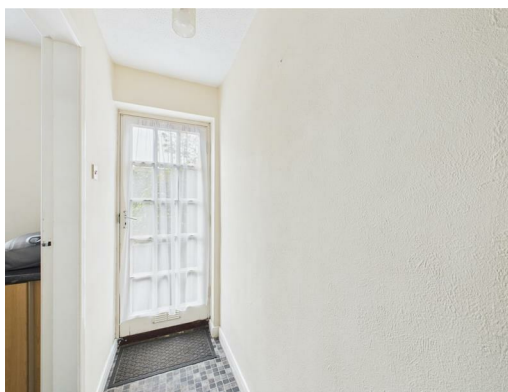
By appointment through Choice Properties on 01507 860033.

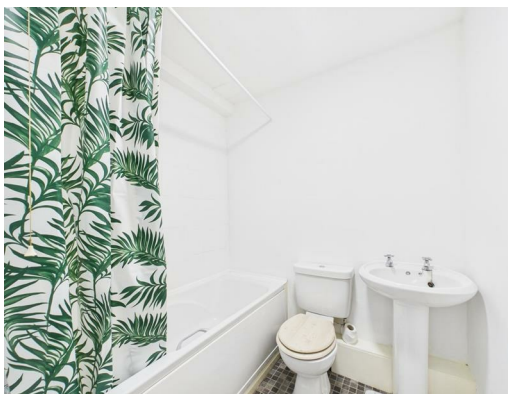
### **Opening hours**

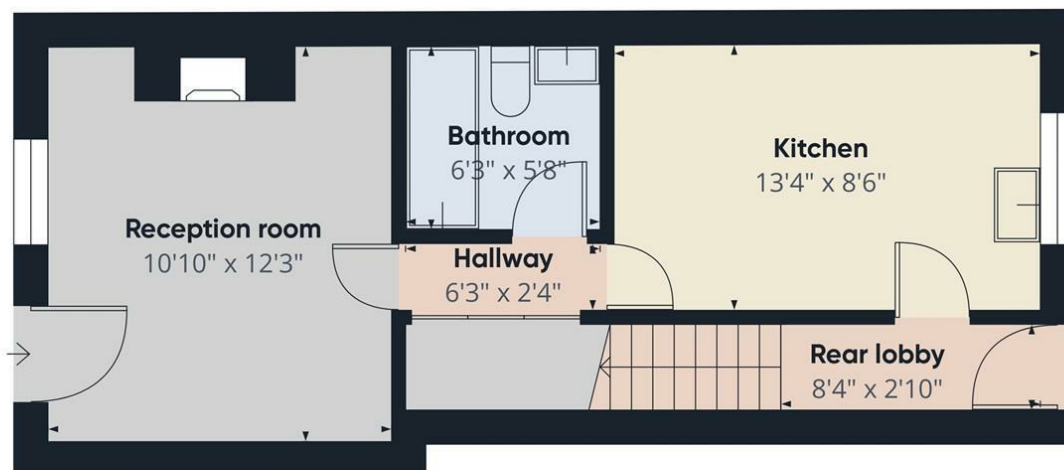
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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<sup>(1)</sup>  
582 ft<sup>2</sup>

(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 on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate, and turn left onto Commercial road. Number 16 is then located 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

