



CHOICE PROPERTIES

Estate Agents

124 High Holme Road,
Louth, LN11 0HE

Price £110,000



Choice Properties are delighted to bring to the market an exciting opportunity to purchase this two bedroom terrace house, located just a short distance from the local amenities and town centre. This property further benefits from parking space to the front and generously sized and privately enclosed garden to the rear. Early viewing is highly advised! Please note this property is being offered with no onward chain!

The well laid out accommodation comprises:-

Reception room

11'6" x 10'10"

With uPVC double glazed front entrance door, uPVC double glazed window to the front aspect, TV Aerial point, telephone point, cupboard housing the gas and electric meters.

Hallway

With under stairs storage space.

Kitchen

8'6" x 9'4"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and half bowl resin sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, space for tumble dryer, partly tiled walls, uPVC double glazed dual aspect windows, pedestrian door to the rear aspect, staircase to the first floor.

Bedroom 1

11'6" x 10'10"

Double bedroom with uPVC double glazed window.

Bedroom 2

8'8" x 9'10"

Double bedroom with uPVC double glazed window.

Bathroom

5'6" x 5'1"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., wall mounted Ideal combination boiler, tiled splash backs, extractor fan, uPVC double glazed window.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn but also features a paved patio seating area. There is an outdoor w.c. and two bricked stores providing extra storage.

Parking

Paved parking space to the front aspect.

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.

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

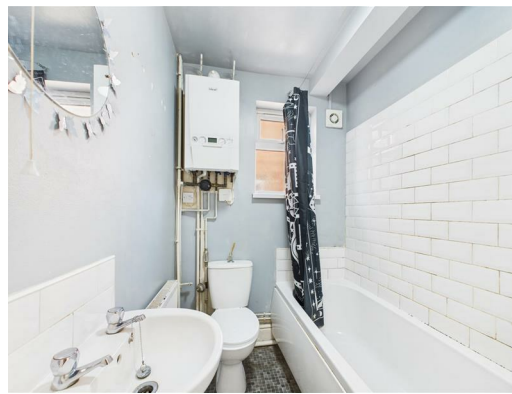
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Opening hours

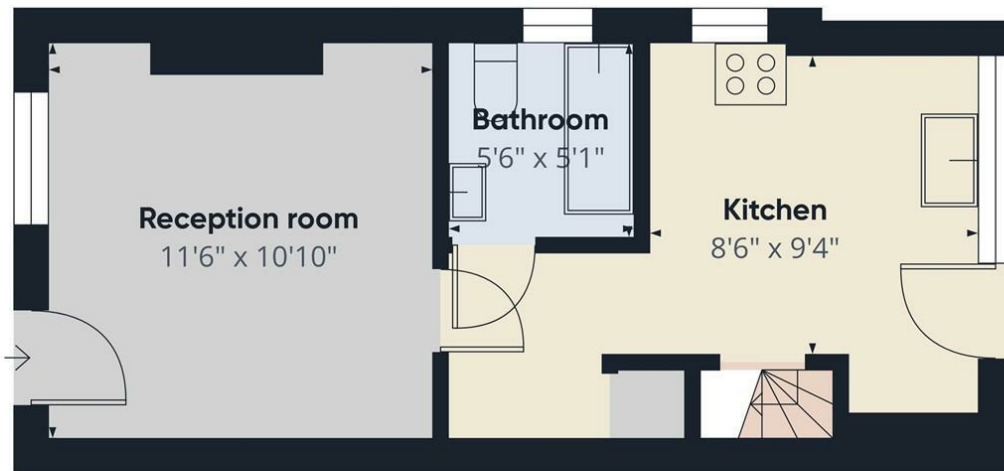
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

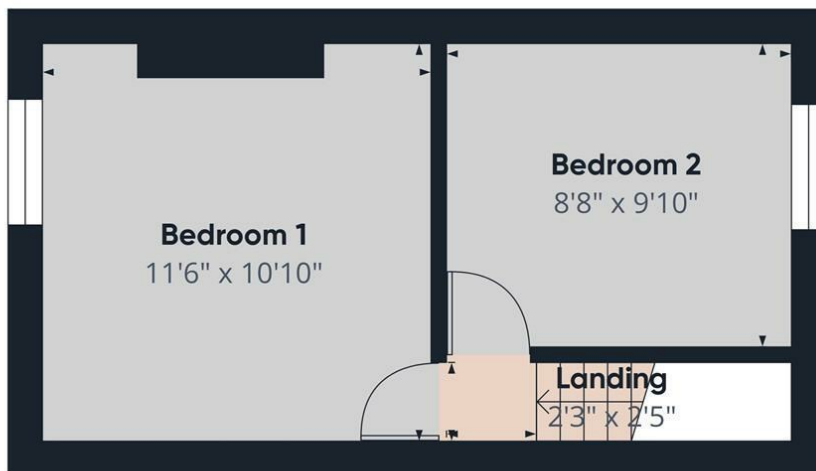
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁽¹⁾
495 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Choice properties office on Mercer row, 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. Continue on Newbridge Hill and then take a left at the next roundabout. Then turn immediately left onto High Holme Road. Continue down High Holme Road and 124 can be found on your left 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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D		
(39-54) E			(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	

