



4 Pullman Terrace, Ramsgate Road, Louth, LN11 0NH

Guide Price £169,950

TES Property bring to the market this delightful mid terrace property located in a popular area of Louth, close to shops and amenities. This move in ready house is the perfect home for a first time buyer or investment property and comprising of an entrance porch, kitchen, living room, three bedrooms and a shower room and further benefits from off road parking and secure gardens. This property is not to be missed.

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance Porch 2'11" x 3'9" (0.91m x 1.15m)

Enter via a uPVC glass panelled front door into porch where there are storage cupboards and a uPVC double glazed window to the front.

Breakfast Kitchen 9'10" x 14'9" (3.02m x 4.52m)



Fitted with a range of wall, base and drawer units with roll top worktop, there is under counter space and plumbing for a washing machine, tumble dryer and dishwasher. Stainless steel sink unit with drainer and mixer tap, tiled splashbacks, electric oven with four ring gas hob with extractor above, space for chest fridge freezer, uPVC double glazed window and door to the rear. Wall mounted 'Worcester' gas boiler, thermostat, consumer unit, tile effect lino flooring and a radiator.

Living Room 14'10" x 13'11" (max) (4.53m x 4.25m (max))



With wood effect flooring, uPVC double glazed window to the front, staircase leading to the first floor landing, glass panelled door and a radiator.

First Floor Landing

With access to all three bedrooms and shower room, loft access hatch and a radiator.

Bedroom One 8'7" x 14'9" (max) (2.64m x 4.52m (max))



Spacious bedroom with fitted wardrobes, dressing table and two bedside drawers, uPVC double glazed windows to the front, two radiators and a ceiling fan.

Bedroom Two 8'5" x 11'7" (2.59m x 3.54m)



With uPVC double glazed window to the front and a radiator.

Bedroom Three 9'10" x 7'8" (3.02m x 2.34m)



With uPVC double glazed window to the rear, over stair storage cupboard and a radiator.

Shower Room 6'6" x 6'8" (1.99m x 2.05m)



Fitted with a white three piece suite consisting of a

corner shower cubicle with sliding glass door, W.C and wash hand basin in unit with cupboard space and granite effect top. There is a stainless steel towel rail, uPVC double glazed window to the rear and fully tiled walls and floor.

Front Garden



The front of the property is laid to lawn with mature hedging surrounding with a concrete pathway leading to the front door. The area is fully secure with a iron gate to enter.

Rear Driveway



The rear driveway provides off road parking for multiple vehicles and leads down to the property entrance. There is a gravelled area with garden shed with electric, an area laid to lawn, an outside tap and iron gates to secure.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Floor Plan

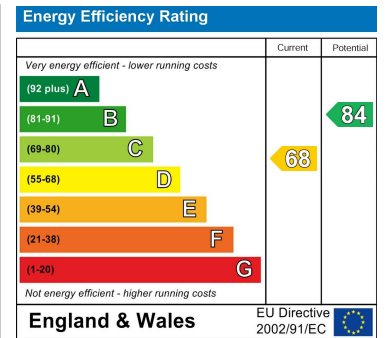


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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