



101 Upgate Louth LN11 9HF

£89,500

Council Tax Band A

JOHN TAYLORS
EST. 1859

Detached house

A detached Victorian house which offers a rare opportunity to create your dream home. Full of character, the property is in need of renovation making it ideal for buyers looking to add their own stamp. Inside you will find two generous reception rooms and two spacious double bedrooms, providing plenty of space for comfortable living. Additional benefits include off-street parking and no onward chain, ensuring a smooth and straightforward purchase. With its classic Victorian charm and huge potential, this property is a true gem, waiting to be restored to its former glory. Perfect for investors or anyone seeking a rewarding project. EPC rating D.

Rooms

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Entrance Hall

With uPVC front door and double glazed fan light over, radiator and old gas convector heater, under stairs cupboard, central heating control panel and thermostat.

Lounge

With tiled fireplace housing gas fire, UPVC double glazed window, radiator and alcove shelving and cupboards. Maximum width measurement into chimney recess
14'1" x 12'3" (4.32m x 3.77m)

Dining room

With tiled fireplace, radiator, uPVC double glazed window and built-in alcove cupboard housing Worcester Bosch gas fired combination boiler. Maximum width measurement into chimney recess.
12'5" x 12'2" (3.82m x 3.73m)

Kitchen

With base cupboard and stainless steel sink and drainer boards, rear access door, uPVC double glazed window.
8'7" x 8'2" (2.67m x 2.5m)



Stairs To First Floor Landing

With access to roof space, fitted cupboard, radiator and uPVC double glazed window.

Bedroom 1

With radiator and uPVC double glazed window. Maximum width measurement. 12'4" x 12'4" (3.8m x 3.8m)

Bedroom 2

With uPVC double glazed window and radiator.
12'4" x 12'4" (3.8m x 3.8m)

Bathroom

With panel bath, wash basin, toilet, uPVC double glazed window.
9'3" x 5'9" (2.85m x 1.8m)

Outside

To the side of the property, the garden is stocked with a variety of flowers and shrubs and enclosed with brick and hedge boundaries. At the rear of the property is gated gravel parking area which includes a glass greenhouse. Immediately behind the house is a concrete yard, which includes a brick and timber outhouse and a concrete footpath running up the other side of the property to an entrance gate which provides access back onto Ugate.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 48 Mbps and upload speed of 9 Mbps. Ultrafast broadband available with download speed 1000 Mbps and upload speed of 100 Mbps Nextfibre, Openreach and Virgin Media are available.

Mobile

We understand from the Ofcom website there is likely mobile coverage from 02 with limited cover from other mobiles.

Services

The property is believed to have mains water, gas, electricity and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Deposit and fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

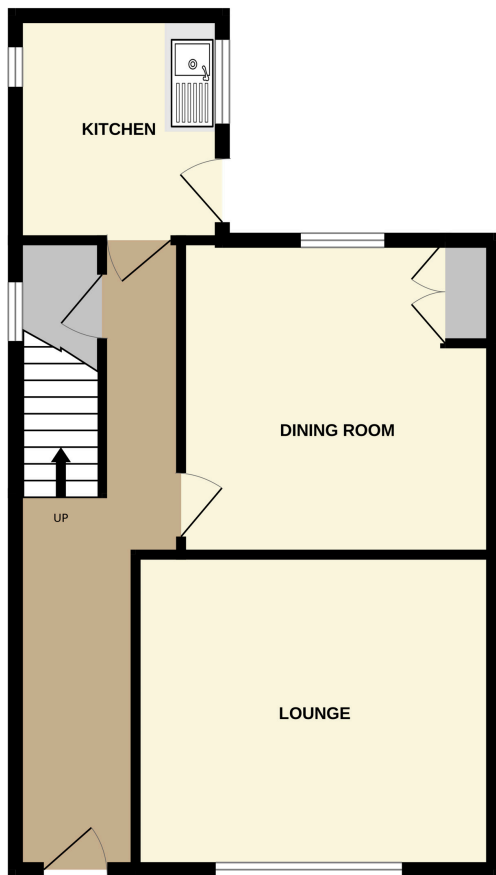
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

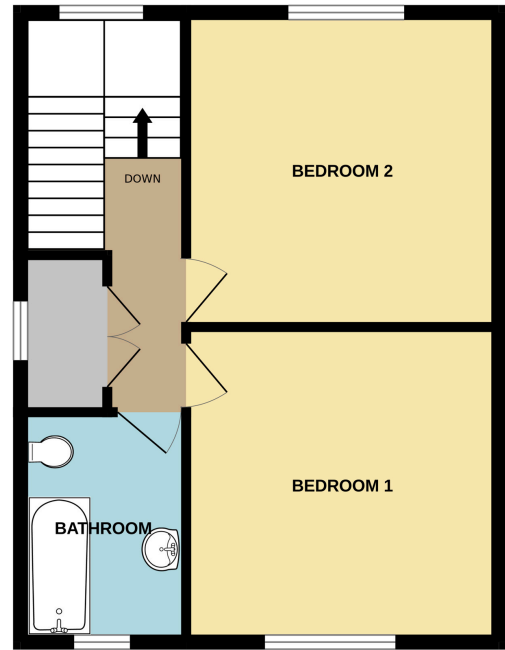
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 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, Scotland & Wales	

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.