

Buy. Sell. Rent. Let.



Newmarket, Louth



2



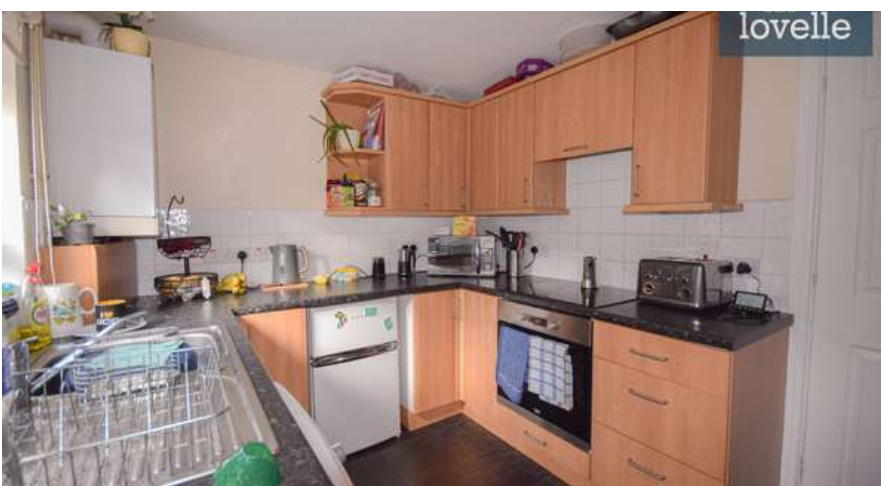
1



1

When it comes to  
property it must be

  
lovelle



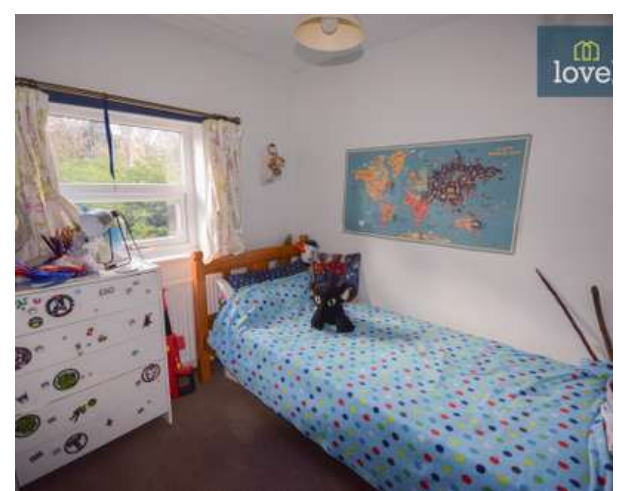
£132,500



This charming terraced house is an excellent investment opportunity with tenants in situ featuring a bright, neutrally decorated interior with two bedrooms, a modern bathroom, and a fully functional breakfast kitchen, all within walking distance of local schools and amenities, and boasting an EPC rating of 'C' and Council Tax Band 'A'.

- Key Features**
- Charming Terrace Property
  - Sold With Tenants In Situ
  - Ideal Investment Opportunity
  - Elevated Position From Road Side
  - Breakfast Kitchen
  - Lounge

- Two Bedrooms
- Three Piece Suite Bathroom
- Elevated Rear Garden
- Walking Distance Of Amenities and Schools
- Tenure: Freehold





This charming terraced house, currently listed for sale, is an excellent investment opportunity as it is sold with tenants in situ. The property enjoys an elevated position from the road, ensuring a degree of privacy and tranquillity.

The house is neutrally decorated throughout and is composed of a welcoming lounge, a fully functional breakfast kitchen, one double bedroom and a second single to the first floor, and a three piece suite bathroom with shower over the bath. Each room is filled with natural light, making the space feel bright and airy.

The rear garden is predominately laid to lawn and elevates up to a patio area with timber garden shed. Please note there is a pedestrian right of way across the rear garden.

The property boasts an Energy Performance Certificate (EPC) rating of 'C', suggesting good energy efficiency and benefits from full uPVC double glazing throughout and gas fired central heating and falls within Council Tax Band 'A', making it an affordable choice in terms of local taxation.

Location-wise, it is ideally situated within walking distance of the nearby schools including King Edward Grammar School, local amenities, and is just a short walk from the stunning market town centre of Louth.

Overall, this property presents an enticing prospect for investors seeking a well-located, neutrally decorated terraced house in the thriving local market. With tenants already in place, it offers an immediate return on your investment. Offering a blend of modern living in a convenient location, this opportunity is not to be missed.

## Room Measurements

### Ground Floor

Lounge: 10'09" x 11'11"

Breakfast Kitchen: 10'09" x 7'11"

### First Floor

Bedroom One: 10'09" x 9'02"

Bedroom Two: 6'07" x 8'00"

Bathroom: 5'05" x 5'01"

## Disclaimer

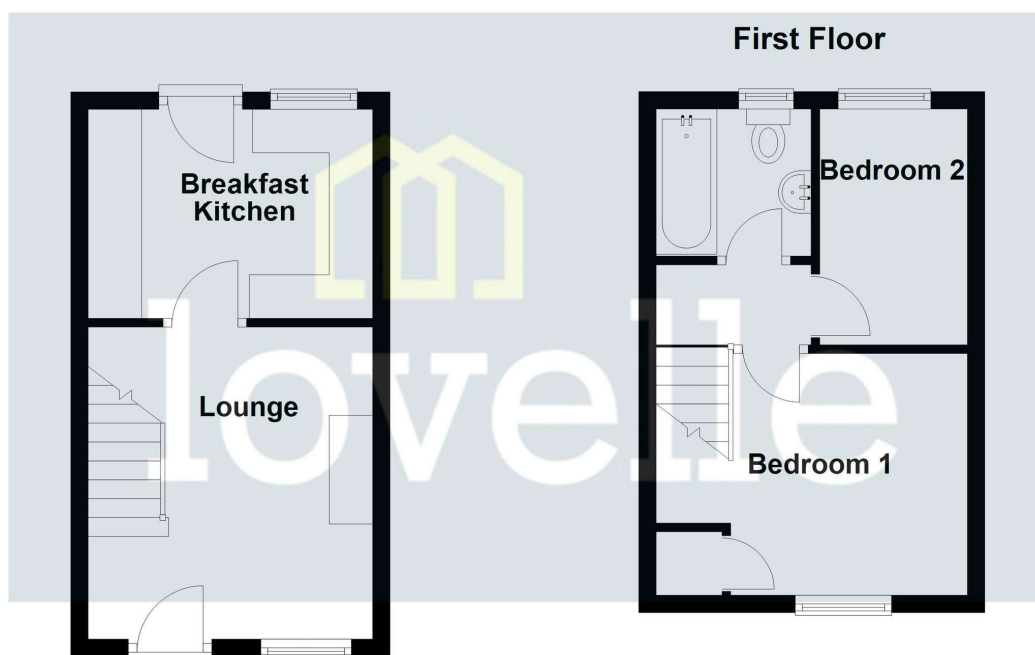
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile And Broadband Checker

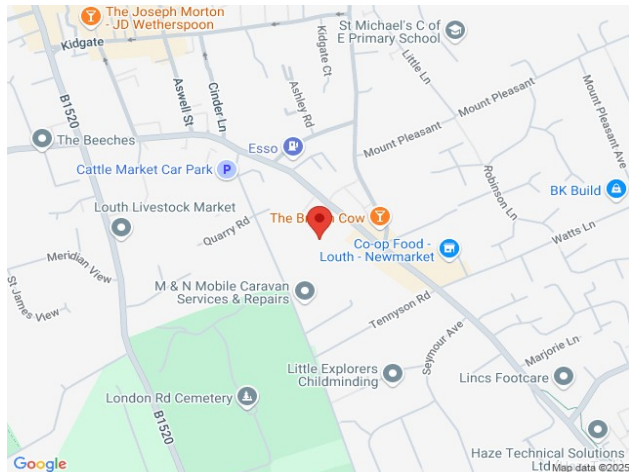
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



## Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.



When it comes to **property**  
it must be

  
**lovelle**

01472 251918

[grimsby@lovelle.co.uk](mailto:grimsby@lovelle.co.uk)

