JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



2 bed | 1 bath | 1 recep

£110,000

3 Forman Walk

Louth, LN11 9EA.
Council Tax A

THE PROPERTY

First floor flat for sale

Convenient Location & Parking: First-floor flat with coveted off-street parking, located just a short walk from the town centre. EPC rating C.











Offered to the market with the distinct advantage of no onward chain, this first-floor flat occupies a highly convenient position just a short walk from the town centre. The property presents a practical layout and serves as an ideal blank canvas for first-time buyers or investors looking to add their own cosmetic updates and value.

While the property requires refreshment, it benefits from excellent foundational upgrades, including a modern kitchen and a modern fitted bathroom. Heating is efficiently provided by a modern gas boiler. Externally, the property features the rare and highly practical benefit of off-street parking. This flat represents a fantastic opportunity to secure a well-located town-centre home with excellent scope to improve. EPC rating C.



ACCOMMODATION

Rooms & dimensions

Ground Floor Entrance Porch

With uPVC double glazed entrance door and inner double glazed door opening to entrance lobby with stairs to first floor hallway.

Hallway

With radiator, built-in airing cupboard and access to roof space.

Open Plan Lounge Kitchen — 3.95m x 3.65m (13' x 12')

Lounge area

With uPVC double glazed window, radiator and electric fire.

Kitchen Area — 3.89m x 2.85m (12' 9" x 9' 4")

With modern fitted kitchen comprising of base and wall cupboards, marble effect worktops, resin sink and drainer board, tiled splashback, space for washing machine, integrated electric oven, hob and extractor hood over, Logic gas fired central heating boiler, radiator.

Bedroom 1 — 3.65m x 3.49m (12' x 11' 5")

With radiator, uPVC double glazed window.

Bedroom 2 — 2.66m x 1.95m (8' 9" x 6' 5")

With radiator and uPVC double glazed window.

Bathroom — 2.34m x 1.49m (7' 8" x 4' 11")

With panel bath having shower attachment over and splashback tiling. Wash basin, close coupled toilet, radiator and skylight window.

Outside

At the rear of the building is a communal car park which number three has a parking space.

Services

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

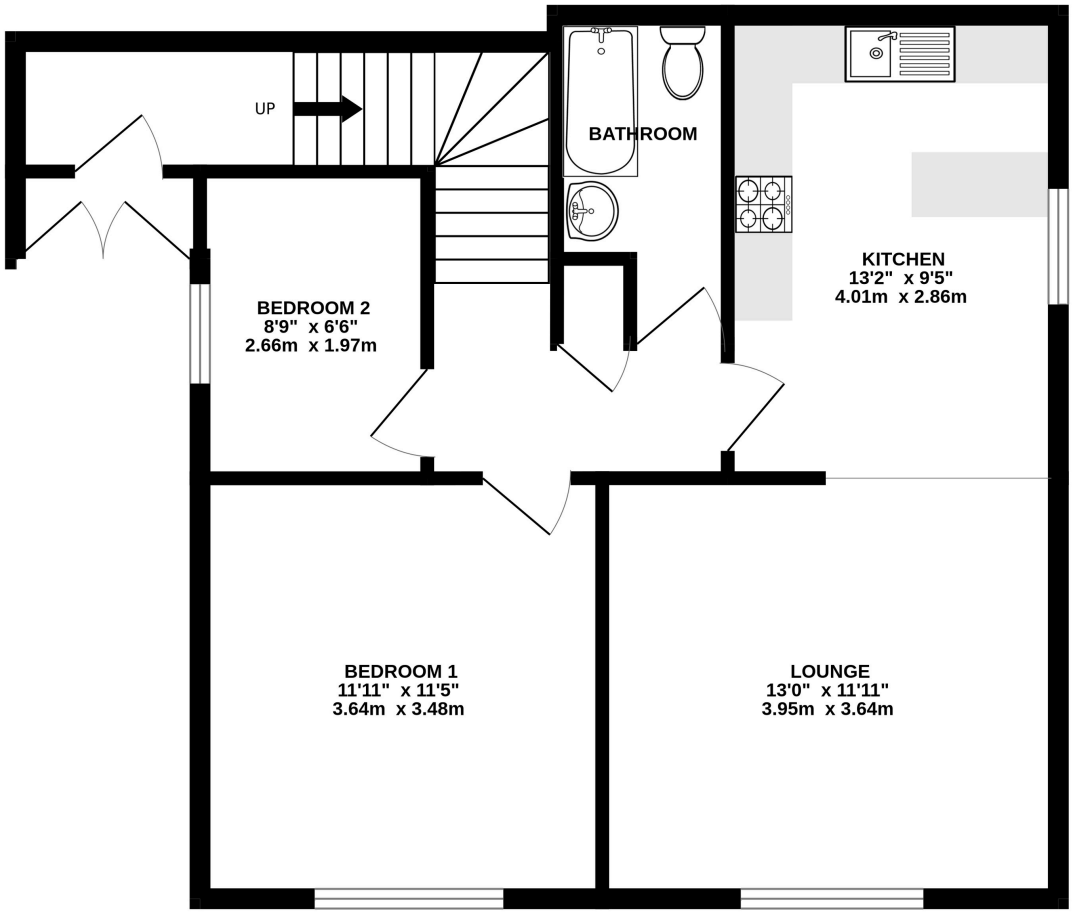
Tenure

The property is understood to be leasehold with a term of 999 years from 1st January 2011 and a current ground rent of £35 for the first 25 years and then doubles every 25 years.

Council Tax Band

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

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

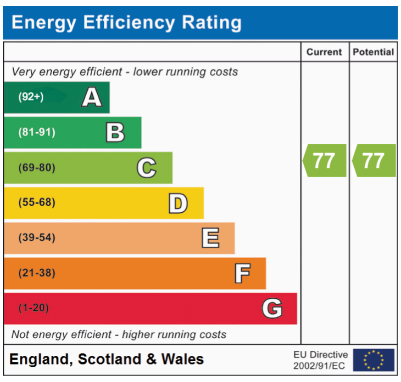
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 sale 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.



Address: Forman Walk, LOUTH, LN11 9EA