



## **7 Uppgate, Louth, LN11 9ER**

### **Offers In Excess Of £185,000**

#### **\*\* ATTENTION INVESTORS \*\***

Buy to let investment opportunity, freehold block of 3 flats.

A charming, end of terrace period townhouse situated opposite St James' Church in the centre of Louth. This grade II listed, three storey building is in need of some modernisation and presently comprises two 1 bedroom flats and a third 2 bedroom flat, all of which are currently occupied. The property is Freehold and predominantly of solid brick construction with a rendered facade and single glazed windows under a tiled roof. The building benefits from a smoke alarm system and emergency lighting in the common areas as well as a buzzer system to each flat from street level. Each flat has a separate gas boiler and is supplied with mains water, electricity and drainage.

### **Location - Louth**

The property stands in the heart of Louth's central Conservation Area, characterised by a number of attractive period buildings.

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.

### **Communal Area**

The property is entered from street level either by a front door off Upgate or via a side door off Eastgate, accessed along a walled pathway. There is a rear courtyard area which is gated from the side pathway which presently is used to house the refuse bins for the property.

The common area is fitted with linoleum flooring on the ground level with access to flat 7A and the stairs leading to the first (flat 7B) and second floor (flat 7C) are carpeted

There are also 2 cupboards on the ground floor housing meters and an emergency lighting and smoke alarm system.

### **Ground Floor, Flat A**

### **Reception Room 14'11" x 13'4" (4.54 x 4.06)**



Entered directly from the common areas this spacious room is carpeted and has views through 2 wooden windows onto Upgate towards the Church. There is a radiator and space for seating and a dining table if required. A door to:

### **Inner Hallway**

With doors to the kitchen, bedroom and shower room.

### **Kitchen 8'1" x 7'3" (2.46 x 2.21)**



With a range of wall and base cupboards, roll top work tops and tiled splash backs, stainless steel sink and drainer and mixer tap, timber framed single glazed windows to rear, wall mounted gas fired boiler, tiled flooring and radiator.



**Shower Room 6'6" x 6'8" (1.97 x 2.02)**



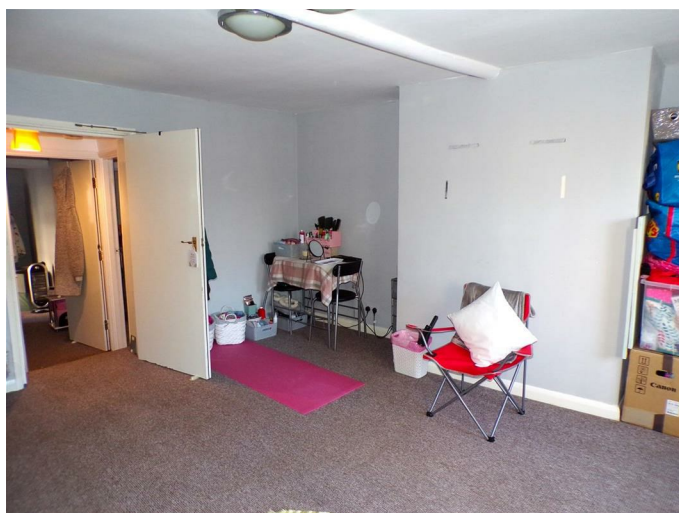
Close coupled W.C, pedestal sink and single taps, corner shower cubicle with an electric shower and glass shower screens. Tiled flooring and walls, radiator.

**Bedroom 9'4" x 13'0" (2.85 x 3.95)**

With a timber framed single window, radiator.

### **First Floor, Flat B**

**Lounge 12'7" x 15'6" (3.83 x 4.72)**



With two timber framed single glazed sash windows to the front, radiator, door to:

### **Inner Hallway**

With doors to the kitchen, bedroom and shower room.

**Kitchen 4'7" x 16'0" (1.39 x 4.87)**



With a range of fitted base cupboards, roll top worktops and tiled splashbacks. Integrated electric oven, ceramic hob and extractor hood over, lino flooring, radiator.

**Bedroom 13'3" x 8'4" (4.03 x 2.54)**



With a timber framed single window, radiator.

**Shower Room 5'3" x 6'4" (1.60 x 1.94)**



Close coupled w.c, pedestal sink and single taps, corner

shower cubicle with an electric shower and glass shower screens. Tiled flooring and walls, radiator.

## **Second Floor Flat, Flat C**

### **Hallway**

Leading to all rooms.

### **Reception Room 12'10" x 15'10" (3.91 x 4.82)**



With two timber framed single glazed sash windows to the front and radiator.

### **Kitchen 5'3" x 10'7" (1.61 x 3.23)**



With a range of fitted wall and base cupboards, roll top worktops and tiled splashbacks. Inset stainless steel sink and drainer with a mixer tap. Integrated electric oven, ceramic hob and extractor hood over, lino flooring, radiator.

### **Bedroom One 12'10" x 7'5" (3.91 x 2.26)**



With a timber framed single window, radiator.

### **Shower Room 5'3" x 3'10" (1.60 x 1.17)**



With a suspended sink with a mixer tap, corner shower cubicle with electric shower and glass shower screens, obscured uPVC double glazed window, tiled walls and flooring.



### **W.C 2'11" x 4'9" (0.89 x 1.46)**



With a close coupled w.c, radiator, timber framed single glazed window, tiled floor.

### **Study/Bedroom Two 8'2" x 5'9" (2.49 x 1.75)**



With a timber framed single glazed window. radiator.

### **Outside**



There is a courtyard to the rear of the building which provides ideal space for wheelie bins/separate outside storage areas for tenants.

### **Agent Notes**

The property is a Grade II Listed Building.

### **Services**

Mains gas, water, electric and drainage are understood to be connected. As agents we do not test or inspect any of

the services or service installations and any interested parties should rely on their own survey.

### **Tenure**

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

### **Council Tax Band**

East Lindsey Council Tax Band A

### **Brochure Prepared**

June 2022

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

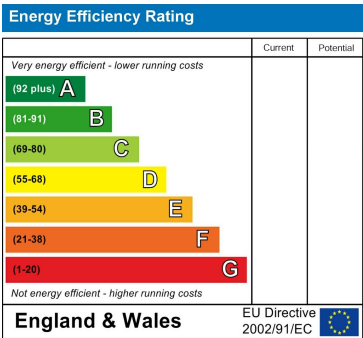
Floor Plan



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.