JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE







£180,000

NO ONWARD CHAIN Formally a handsome early Victorian townhouse, this delightful period property has been in the past converted into two self-contained flats . This grade II listed property offers excellent versatility, it would also lend itself perfectly to being restored into a single elegant residence once again.

98 Upgate

Louth, LN11 9JN.

Council Tax A

THE PROPERTY

2 Flats for sale

KEY FEATURES

Grade II listed











NO ONWARD CHAIN Formally a handsome early Victorian townhouse, this delightful period property has been in the past converted into two self-contained flats . This grade II listed property offers excellent versatility, it would also lend itself perfectly to being restored into a single elegant residence once again. Situated within the towns conservation area, the property retains many original and character features, showcasing the charm and craftsmanship of the early Victorian period and is located just a short distance from the town centre which enjoys a wide range of shops, cafés and local amenities. EPC rating C.

what3words: noises.sleep.goals











Rooms & dimensions

Communal Entrance Hall

With hardwood front door and fan light over, cornicing to ceiling, radiator and electric consumer unit.

Ground Floor Flat

With flush fronted door opening to:

Lounge — 3.96 x 5 metres

With sash window and secondary glazing, cornicing to ceiling, tiled fireplace, deep skirting boards, radiator. Maximum width measurement.

Inner Hallway

With under the stairs cupboard and further built-in storage cupboard.

Bedroom /Diningroom — 3.6 x 3.71 metres

With built-in alcove storage cupboards, uPVC double glazed window, radiator, six panel door. Minimum width measurement.

Bathroom — 1.55 x 2.6 metres

With panel bath, close couple toilet, wash basin, uPVC double glazed window and Viessmann gas fired central heating boiler.

Kitchen — 2.92 x 2.91 metres

With fitted wall and base cupboards, stainless steel sink and drainer, uPVC double glazed rear entrance door and window.

First Floor Flat Entrance

With staircase leading to first floor.

Landing

With access to roof space, radiator, original staircase handrail and newel posts, built-in cupboards.

Lounge — 2.82 x 3.99 metres

With sash window having secondary glazing and enjoying views across to St Mary's church, solid fuel stove, alcove shelving, exposed pine floorboards, radiator. Maximum width measurement.

Bathroom — 1.6 x 3.58 metres

With panel bath, close couple toilet, wash basin, Edwardian style radiator & heated towel rail, uPVC double glazed window and part tiled walls.

Bedroom — 2.79 x 3.62 metres

With uPVC double glazed window, radiator and telephone point. Maximum depth and width measurements.

Rooms & dimensions

Kitchen
3 x 4.7 metres

With fitted wall and base cupboards, worktops, PVC sink and drainer board, radiator, ornate cornicing to ceiling, uPVC double glazed patio doors leading out to rear garden, gas fired central heating Combi boiler and staircase leading up to attic room. Maximum measurements.

Attic Room
3.09 x 4.72 metres

With radiator, exposed pine floorboards, uPVC double glazed window. Maximum depth & minimum width measurements.

Outside

To the front of the property is a small raised garden laid to gravel as well as steps leading up to the communal entrance door. The rear garden has a split level with the lower section comprising of a courtyard area with steps leading up to the upper garden which includes a timber deck area, paved footpath, patio & gravel bed. At the end of the garden is a small brick store as well as a gate which opens out to a shared pathway leading to South Street.

Services

The properties are understood to have mains water, electricity, water, and drainage. Each flat has gas central heating.

Council Tax Band

According to the government online portal, each flat is in Council Tax Band A.

Tenure

We are informed by the seller that the flats are freehold.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps and a ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps. Openreach and Nextfibre are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from 74% from EE, 74% Coverage from 02, 72% from Vodafone and 62% from Three.

Bedroom Two
2.94 x 2.3 metres

With radiator, exposed pine floor boards and sash window with secondary glazing.

FLOOR PLAN



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

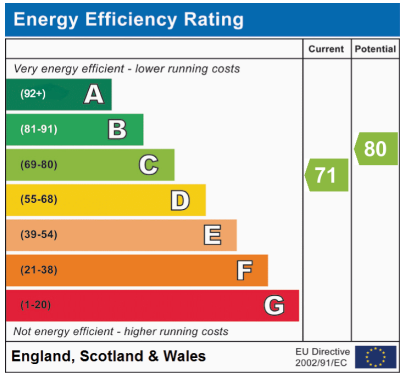
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Address: Louth, LN11