

Buy. Sell. Rent. Let.



Mill Row, Swaby



1



1



1

When it comes to
property it must be


lovelle



£110,000



Lovelle's are pleased to offer for sale a middle terrace property that would be ideal for first time buyers or investment buyers looking for affordable property.

Key Features

- No onward chain
- Terraced House
- One Bedroom
- Kitchen/ Diner
- Bathroom
- Garden
- EPC rating F
- Tenure: Freehold

Lovelle's are pleased to offer for sale a middle terrace property that would be ideal for first time buyers or investment buyers looking for affordable property.

The property comprises of lounge, kitchen/ diner, one bedroom, and bathroom , enclosed rear courtyard area with further open field views.

Lounge

Window to front elevation, radiator, power point and tv point

Kitchen Diner

Window to rear elevation fitted with wall and base units with worktop over, one bowl sink with drainer, tiled splashbacks, space for dining table, power points and door leading out to the rear.

Landing

Access to both rooms.

Bedroom

Window to front elevation, double bedroom, radiator and power points.

Bathroom

Window to rear elevation , a three piece suite comprising of bath, pedestal wash hand basin, WC , radiator and tiled walls.

Location

Set in the picturesque Wolds village of Swaby close to the market towns of Louth and Alford both having a good choice of schools including grammar and primary, shops, and leisure facilities and with good road networks to the surrounding towns and villages.

Directions

From our office on Victoria Road, Head north-west on Victoria Road/A52 towards Knowle Street, Victoria Road/A52 turns left and becomes High Street/A1104 , Continue to follow A1104 for 10.9 miles,At Ulceby Cross Roundabout, take the 3rd exit onto Bluestone Heath Road/A16 , Continue to follow A16 for 3 miles. The property can be identified will on the left hand side.

Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The Property Is Placed In Tax Band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

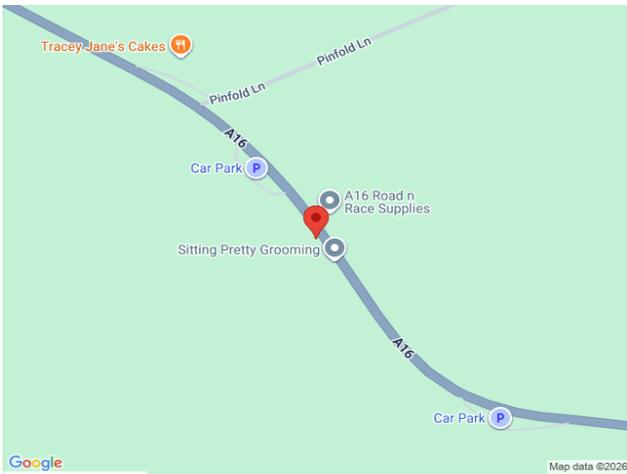
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.



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

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk