



CHOICE PROPERTIES

Estate Agents

31 Bramley Close,
Louth, LN11 9FE

Price £164,950



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom mid terrace house located in an exceptional position, and just a short walk to the local amenities and schools. The property further benefits from stylish open plan kitchen/diner, privately enclosed rear garden and two allocated parking spaces to the rear. Viewing is most highly advised!

The abundantly light and beautifully maintained accommodation has the added advantage of white venetian blinds in the Lounge, Kitchen and both bedrooms and are to be included in the sale. The well laid out internal accommodation comprises:-

Hallway

3'2 x 5'2

With uPVC entrance door. Staircase leading to first floor landing. Radiator. Thermostat. Internal door to living room.

Living Room

10'1 x 13'3

Well proportioned living room with large uPVC double glazed window to front aspect. Radiator. Power points. Tv aerial point. Internal door leading to kitchen.

Kitchen

13'8 x 8'0

Fitted with a range of stylish wall and base units with complimentary work surfaces over. Integral twin oven. Four ring electric hob with feature slanted extractor hood over. Single bowl composite sink with stainless steel mixer tap and drainer. Plumbing for a washing machine. Vertical radiator. Viessman gas boiler 3 years old. Space for fridge freezer. Under stairs storage cupboard. uPVC double glazed window to the rear aspect. uPVC double glazed pedestrian door leading to rear garden.

Landing

3'1 x 7'10

Internal doors to all first floor rooms. Access to loft via loft hatch (boarded with drop down ladder and light). Storage cupboard housing a new hot water tank.

Bedroom 1

11'5 x 8'1

Double bedroom with fitted wardrobe with mirrored sliding doors. Large uPVC window to rear aspect. Radiator. Power points.

Bedroom 2

13'8 x 6'10

Bedroom with large uPVC window to front aspect. Radiator. Power point. Fitted wardrobes.

Bathroom

7'1 x 6'4

Recently fitted in the last three years the bathroom consists of a three piece suite comprised of a panelled bath with chrome mixer tap and shower attachment and screen over, push flush wc, and a wash and basin set over vanity unit with chrome mixer tap and mosaic tiles splash back. Part tiled walls. Heated towel rail. Extractor.

Garden

To the rear of the property you will find a low maintenance privately enclosed garden with timber fencing to the boundaries. There is a paved patio seating area which is perfect for soaking up the sunshine or outdoor dining. A pedestrian gate to the rear provides access to the parking spaces. There is also a new timber shed included in the sale.

Parking

There are two allocated parking spaces to the rear of the property which can be accessed via the side of the house.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Louth. Tel 01507 860033

Opening Hours

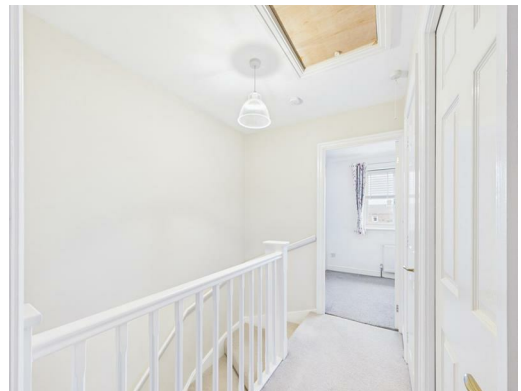
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

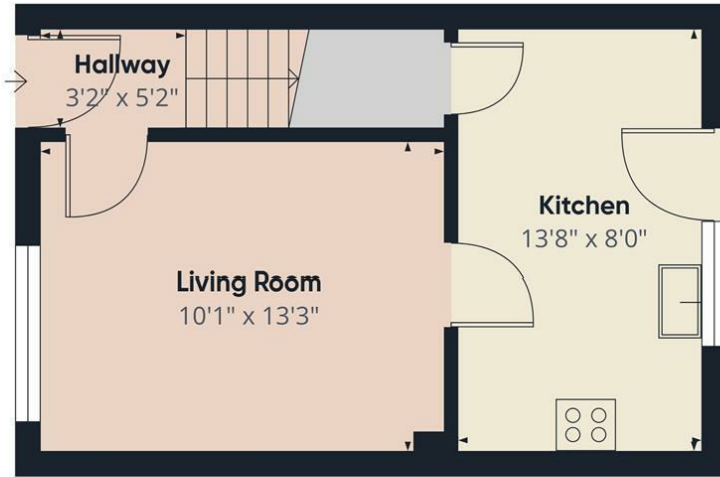
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

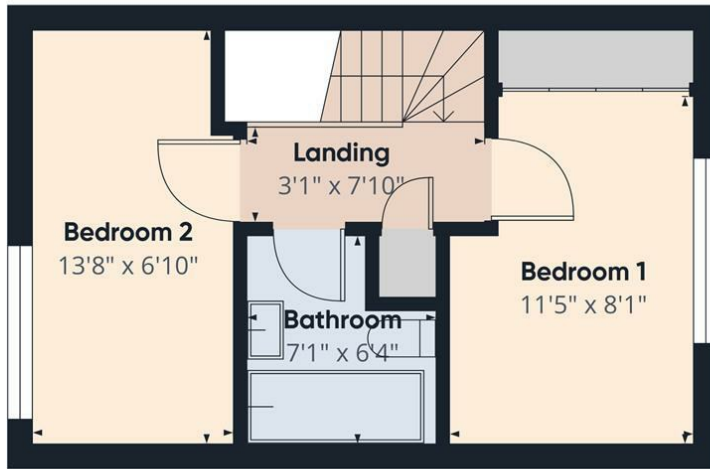
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0



Floor 1



Approximate total area^m
559 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street for 200m then turn left onto Monks Dyke Road then immediately right onto Little Lane. The turn right onto Robinson Lane. Continue on this road and then turn right onto Bramley Close. Number 31 can then be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

