



CHOICE PROPERTIES

Estate Agents

79 St. Bernards Avenue,
Louth, LN11 8AS

Price £175,000



Choice Properties are delighted to bring to market this well proportioned three bedroom semi-detached house situated on St Bernard's Avenue located in the sought after market town of Louth. The property features generously sized rooms and large windows which create a bright and airy interior which features a spacious living room, a kitchen, three bedrooms, a bathroom, a downstairs wc, and a integral coal shed and storage room. To the exterior, the property benefits from being situated on a corner plot and boasts a generously sized garden, a driveway with space for two vehicles, and a detached garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway

6'10 x 10'9

With uPVC entrance door. Staircase leading to first floor landing. Built in storage cupboard. Consumer unit and electric meters. Radiator. Power points. Telephone point. Internal doors to the majority of ground floor rooms. uPVC window to front aspect.

Living Room

18'8 x 12'11

Spacious living room with gas fireplace with brick hearth and surround and hardwood mantel. Large uPVC window to front aspect. uPVC sliding doors leading to rear garden. Radiator. Power points. Tv aerial point. Telephone point.

Kitchen

11'4 x 10'9

Fitted with a range of wall, base, and drawer units with work surfaces over. Four ring electric hob with extractor hood over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Internal under counter fridge. Integral under counter freezer. Integral eye level oven. Part tiled walls. 'Ideal' traditional gas boiler. Dual aspect uPVC window. Radiator. Power points. uPVC door leading to rear hallway.

Rear Porch

4'0 x 7'11

With two uPVC doors with one leading to the driveway and the other leading to the rear garden. Two cottage style timber doors leading to the coal shed and storage room. Power points.

WC

5'1 x 2'6

Fitted with a push flush wc. Frosted window to side aspect.

Landing

3'11 x 5'7

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points. uPVC window to front aspect.

Bedroom 1

10'10 x 10'9

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

Bedroom 2

10'10 x 10'4

Double bedroom with built in storage cupboard with fitted shelving. Radiator. Power points. Large uPVC window to rear aspect.

Bedroom 3

7'4 x 9'11

Single bedroom with uPVC window to front aspect. Radiator. Power points.

Bathroom

7'3 x 7'10

Fitted with a panelled bath with electric shower over and a pedestal wash hand basin. Part tiled walls. Large frosted uPVC window to side aspect. Built in airing cupboard housing the hot water tank. Radiator.

Coal Shed

5'3 x 4'2

Integral brick built coal shed.

Storage Room

5'2 x 2'10

Storage room with fitted shelving and window to side aspect.

Garage

Detached single garage with an up & over garage door.

Garden

The property benefits from private gardens to both the front and the rear of the property. The property has deceptively spacious gardens as it benefits from being situated on a corner plot. The front garden is a smaller space lined with hedges. The rear garden is a larger space and is fully enclosed with fencing to the perimeter. The rear garden also boasts various plants, trees, and shrubs which add life and colour to the garden space. Also immediately behind the property is a paved patio area ideal for outdoor seating.

Driveway

Paved driveway providing off the road parking for up to two vehicles.

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

Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Opening Hours

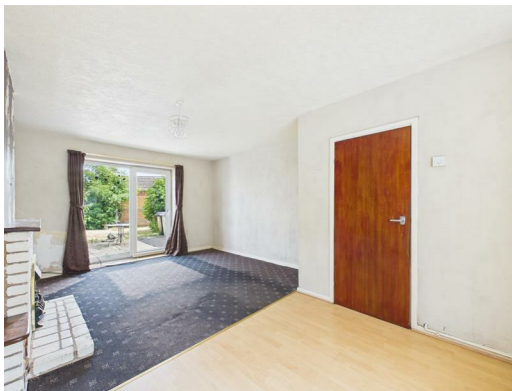
Monday to Friday 9.00 a.m to 5.00 p.m.

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

Making An Offer

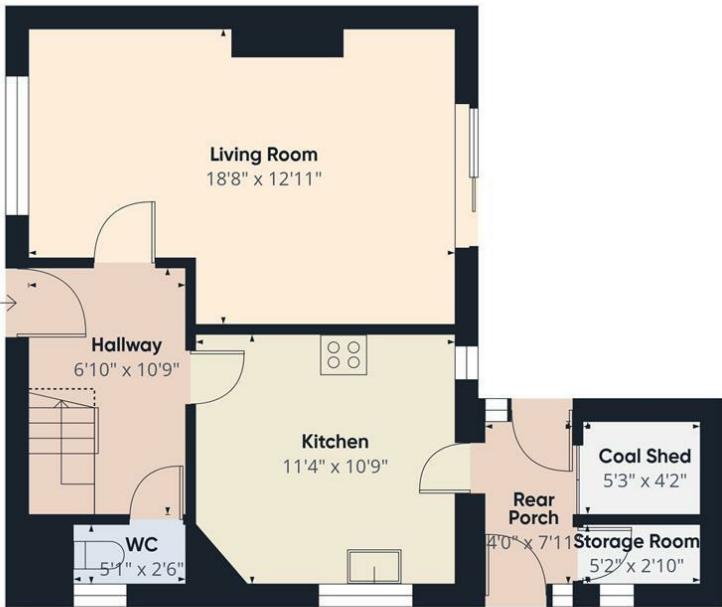
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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⁽¹⁾

891 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360



Directions

From our Louth office head east along Eastgate until you reach the mini roundabout where you turn right onto Church Street. Continue for 200m then turn left onto Monks Dyke Road. Continue until you reach the mini roundabout then turn right onto St Bernard's Av. The property can be found immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			69
(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	

