





3 Windsor Mews Louth LN11 9AY

£140,000

JOHN TAYLORS
EST. 1859

Situated with a small mews development, this spacious end terrace townhouse is conveniently located within easy walking distance of the town centre and its amenities. Offering excellent potential, the property would benefit from some modernisation, making it an ideal opportunity for buyers looking to create a home to their own taste. The accommodation benefits from modern uPVC double glazing and a modern gas central heating boiler. Outside the property enjoys the advantage of two allocated parking spaces. Offered for sale with no onward chain, this is an excellent opportunity for first time buyers, investors or those seeking a property in a convenient town centre location. EPC rating C.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north - east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Rooms

Entrance Porch
With uPVC double glazed entrance door.
6'4" x 5' (1.96m x 1.54m)

Lounge
With uPVC double glazed window, radiator.
15'3" x 13' (4.69m x 3.99m)





WC
With close coupled toilet, wash basin and extractor fan.

Kitchen Diner
With fitted wall and base cupboards, stainless steel sink and drainer board, space for washing machine and oven, radiator, three uPVC double glazed windows. 15'3" x 13' (4.69m x 3.98m)

First Floor Landing
With access to roof space having pull down ladder and gas fired central heating boiler, radiator and uPVC double glazed window.

Bedroom 1
With built-in wardrobe, radiator and uPVC double glazed window.
13'1" x 8'5" (4m x 2.6m)

Bedroom 2
With built in wardrobe, radiator and uPVC double glazed window.
13'1" x 8'4" (4m x 2.59m)

Bedroom 3
With radiator and uPVC double glazed window.
9'4" x 6'5" (2.89m x 1.99m)

Shower Room
With large walk-in shower cubicle housing mains fed shower, close coupled toilet, wash basin, heated towel rail/radiator, uPVC glazed window and built-in laundry cupboard.

Outside
To the front of the property is a small garden area partially stocked with flowers and shrubs and partially laid with tarmac. At the rear of the property is a small concrete yard and beyond that are two allocated parking spaces.

Services
We informed that the property has mains water, electricity, gas and drainage. Gas fired central heating.

Tenure
The property is understood to be freehold.

Council Tax Band
According to the government online portal the property is currently in Council Tax Band B.

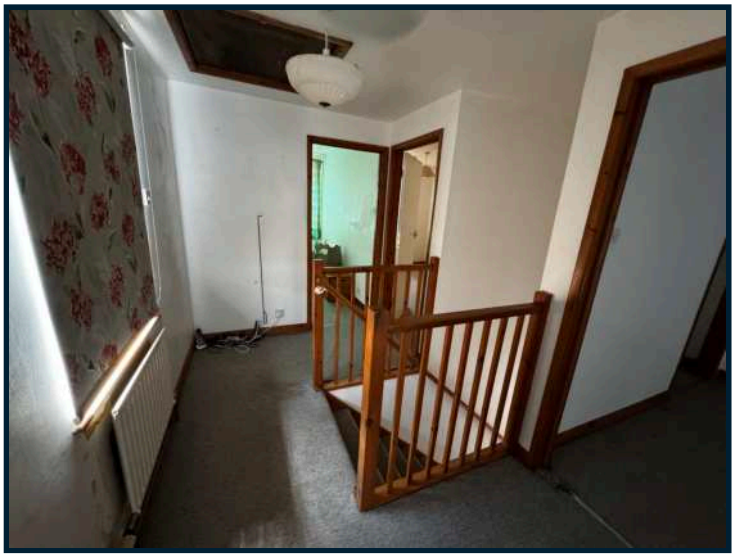
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Broadband
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Ultrafast speed of download 1800 Mbps and upload speed 220 Mbps. Virgin Media and Openreach are the available networks.

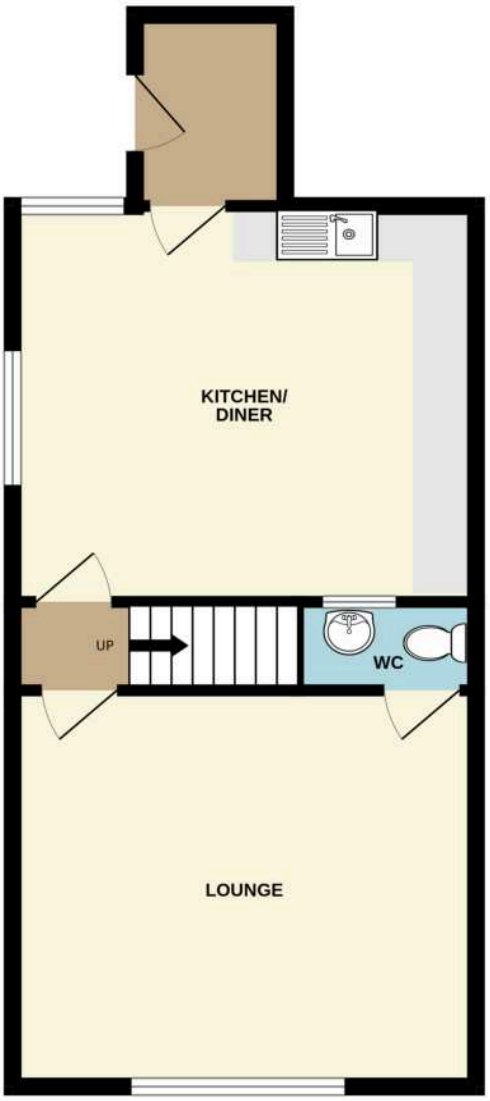
Mobile Coverage
We understand from the Ofcom website there is 74% coverage from EE, 71% from 02, 68% from Vodaphone and 67% from Three.

Mandatory Buyer Anti-Money Laundering Check
Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

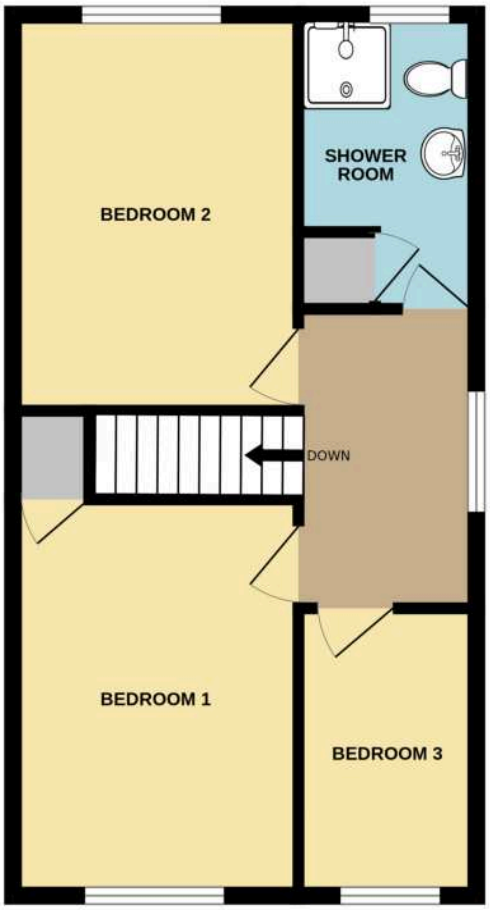




GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.