



🛏 2 bed

🛁 1 bath

📄 1 recep

£130,000

87 Jubilee Crescent

Louth, LN11 0AL.

Council Tax A

2 bedroom Semi Detached for sale

Spacious end-terrace property with a larger-than-average garden, offered with no onward chain. Features ample off-street parking with a generous driveway suitable for multiple vehicles. EPC rating D.







This deceptively spacious end-terrace property offers an excellent opportunity for buyers looking to put their own stamp on a home, offered with the benefit of no onward chain. Boasting a larger-than-average plot, the property stands out with its substantial rear garden and ample off-street parking, making it an ideal choice for growing families, first-time buyers, or investors alike.

While the accommodation would benefit from some cosmetic updating, it features a modern gas-fired central heating boiler, providing a solid foundation for onward modernization. EPC rating D.





Rooms & dimensions

Front Entrance Porch

With a uPVC front door and window, with tiled flooring.

Lounge

3.96m x 3.65m (13' x 12')

With feature fireplace, radiator, uPVC double glazed window and telephone point. Maximum width measurement.

Staircase Lobby

With stairs to 1st floor landing.

Breakfast Kitchen

3.97m x 2.56m (13' x 8' 5")

With fitted wall and base cupboards, stainless steel sink and drain the board, granite effect worktops, integrated electric oven and gas hob, tiled splashback, plumbing for washing machine, radiator, under the stairs storage cupboard with ideal logic gas fired central heating Combi boiler. Door opening to:

Lean To

Conservatory

3.39m x 2.87m (11' 1" x 9' 5")

With radiator, tile floor, part glazed rear access door, uPVC double glazed windows and utility room off.

Stairs To First Floor Landing

With uPVC double glazed window.

Bedroom 1

3.97m x 3.66m (13' x 12')

This spacious bedroom comprises of a uPVC double glazed window, radiator and built-in storage cupboard. Maximum width measurement.

Bedroom 2

2.56m x 1.94m (8' 5" x 6' 4")

With radiator and uPVC double glazed window.

Maximum depth and minimum width measurements.

Bathroom

1.97m x 1.69m (6' 6" x 5' 7")

With panelled bath and electric shower over, wash basin, close coupled toilet, tiled wall, radiator and uPVC double glazed window.

Outside

To the front of the property, there is a paved footpath and small lawn area as well as a concrete driveway leading down the side of the property. The spacious side and rear gardens include a lawn, concrete footpaths and pedestrian access to the benefit of number 89.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to governments online portal, the property is currently in Council Tax Band A.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 77% from Vodafone, 74% from O2 and 73% from Three.

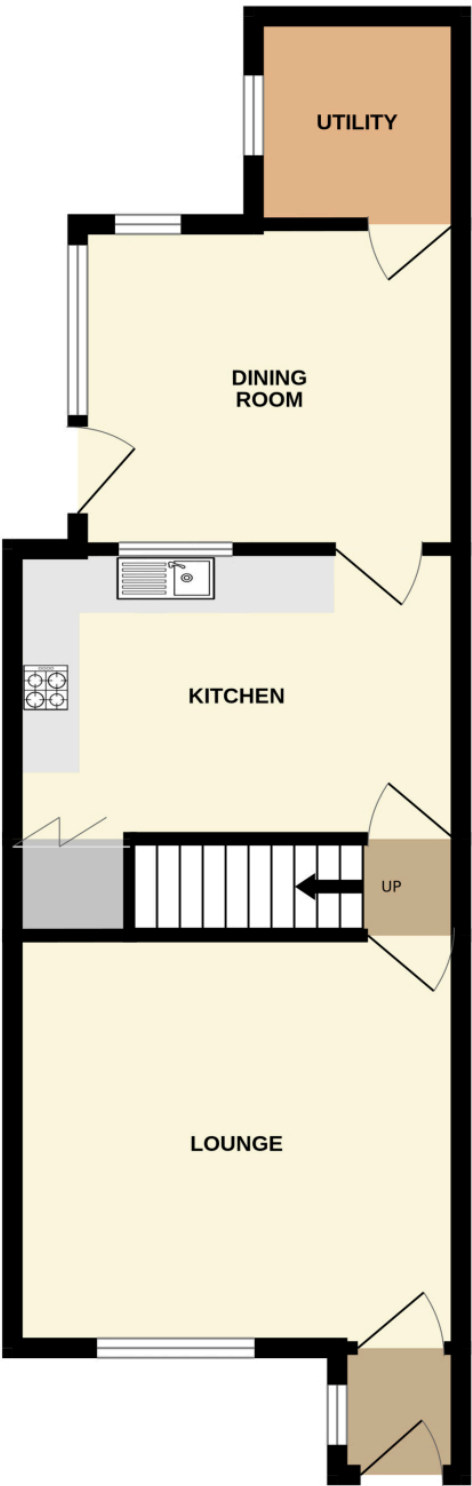
Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.7 Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps. Openreach and Virgin Media are the available networks.

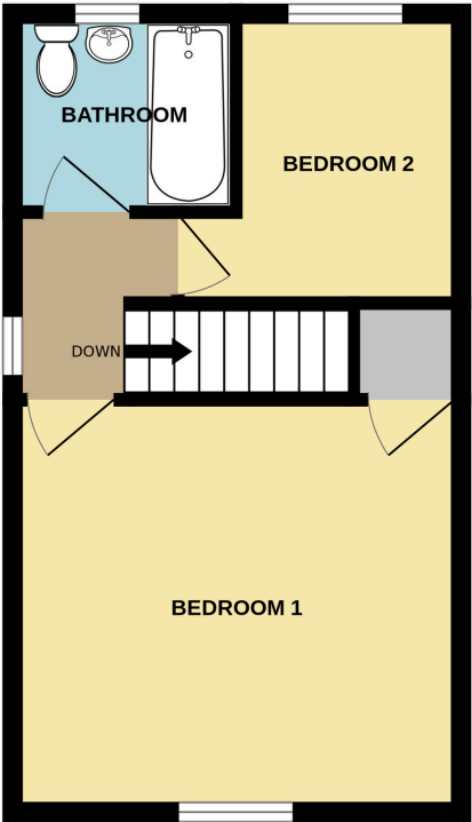
Mandatory Buyer Anti-Money Laundering Check

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
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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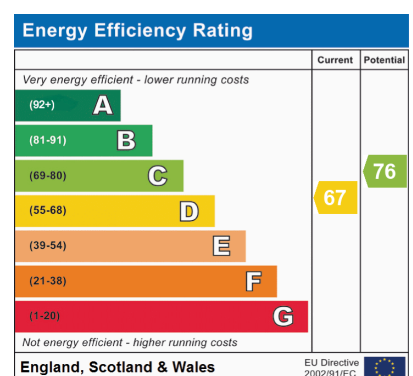
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sale 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.



Address: 87 Jubilee Crescent, Louth, LN11 0AL