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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



47 Broadbank
Louth
LN11 0EW

£145,000

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Property Description

Offered to the market with no onward chain, this two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors or those looking for a property to modernise and personalise to their own taste. Situated on the popular Broadbank development in Louth, the property offers well-proportioned accommodation together with gardens and a garage. The ground floor comprises an entrance hall leading into a comfortable lounge, with a separate dining room providing an ideal space for family meals or entertaining. The kitchen is positioned to the rear of the property and offers scope for refurbishment, while a convenient ground floor WC completes the accommodation. To the first floor are two good-sized bedrooms, both enjoying plenty of natural light, together with a family bathroom. Externally, the property benefits from a small front garden and an enclosed rear garden, providing an ideal outdoor space to relax or further enhance. A valuable garage, located to the rear of the property, offers secure parking or additional storage. Although the property would benefit from a programme of modernisation, it offers excellent potential to create a comfortable home in a sought-after residential location. With gas central heating, a practical layout and the added advantage of being sold with no onward chain, this is a

fantastic opportunity for purchasers looking to add value and make a home their own. Early viewing is highly recommended to appreciate the potential on offer.

Living Room

12' 7" x 11' 9" (3.84m x 3.58m)

The living room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

13' 9" x 10' 4" (4.18m x 3.15m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

10' 0" x 5' 9" (3.04m x 1.75m)

The kitchen has a window to the side elevation and a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

WC

Off the rear hall with a WC.

Bedroom 1

16' 4" x 12' 1" (4.98m x 3.69m)

Bedroom one has two windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom 2

10' 8" x 7' 7" (3.24m x 2.3m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

10' 3" x 6' 0" (3.12m x 1.82m)

The bathroom has an opaque window to the rear elevation, tiled walls and a suite with a WC, basin and bath.

Outside

With tidy gardens to the front and rear offering plenty of use and curb appeal. There is also a detached garage to the rear of the property.

Garage

With an up and over door and personal access door to the rear.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed



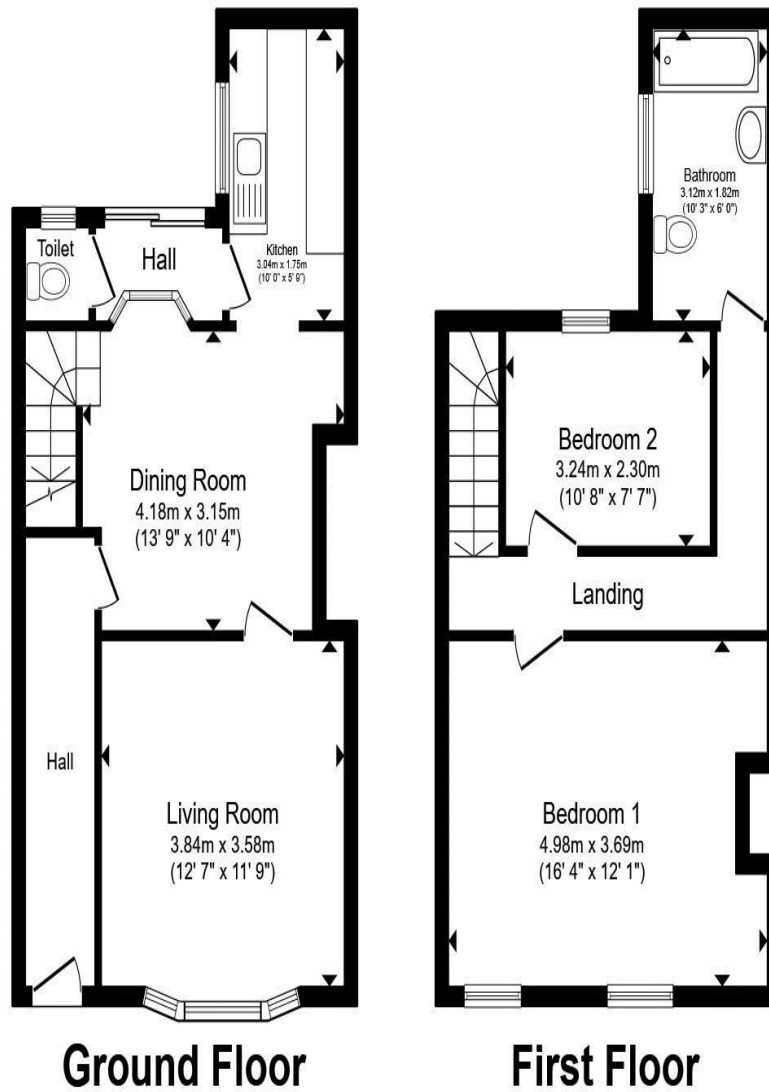
photographic inventories and regular property inspections to name just a few of our services.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor

First Floor

Total floor area 84.2 m² (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

