



CHOICE PROPERTIES

Estate Agents

75 James Street,
Louth, LN11 0JR

Price £147,950



Choice Properties are delighted to bring to market this well proportioned three bedroom mid terraced house situated on James Street located in the heart of the thriving market town of Louth. The property is conveniently located within walking distance of Louth town centre and all the amenities it has to offer. The property benefits from large windows throughout which create a bright interior which features a living room, kitchen, dining area, three bedrooms, and a family bathroom. To the exterior, the property boasts a fully enclosed courtyard style garden. Available 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

2'11 x 12'7

With uPVC entrance door. Radiator. Consumer unit. Internal door to living room. Opening to dining room.

Living Room

11'1 x 11'9

With uPVC window to front aspect. Radiators. Power points. Tv aerial point.

Dining Area

14'3 x 11'8

With space for a dining room table. Double opening uPVC doors leading to rear garden. Radiator. Power points. Staircase leading to first floor landing.

Kitchen

5'10 x 10'10

Fitted with a range of walls and base units with work surfaces over. Four ring hob with stainless steel splashback and extractor hood over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Integral oven. Large uPVC windows. Power points.

Landing

14'7 x 11'10 (to furthest measurement)

Internal doors to all first floor rooms. Access to loft via loft hatch. Power point. uPVC window to rear aspect. Over stairs storage cupboard housing the 'Ideal' gas combi boiler.

Bedroom 1

14'7 x 12'0

Large double bedroom with uPVC window to front aspect. Radiator. Power points. Tv aerial points.

Bedroom 2

8'0 x 11'10

Small double bedroom with large window to rear aspect. Radiator. Power points.

Bedroom 3

8'4 x 8'8

Large single bedroom with window to rear aspect. Radiator. Power points.

Bathroom

5'7 x 10'10

Fitted with a three piece suite comprised of a panelled bath with electric shower over, a pedestal wash hand basin with single taps, and a push flush wc. Radiator. Frosted uPVC window to side aspect.

Gardens

The property features a fully enclosed courtyard style rear garden with fencing to the perimeter. The rear garden is paved for ease of maintenance and provides an ideal space for outdoor seating.

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, 25-27 Mercer Row, Louth, LN11 9JG.
Tel 01507 860033.

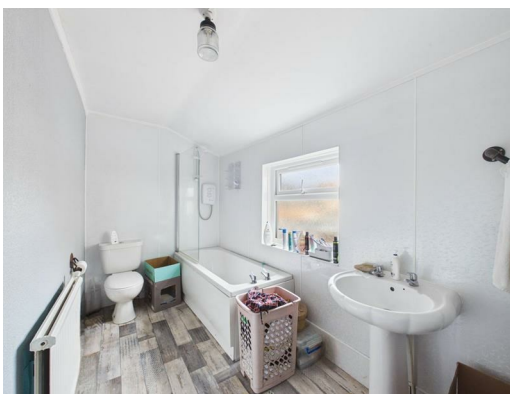
Opening Hours

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. 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⁾
850 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.

GIRAFFE360



Directions

From our Louth office head east along Eastgate for 250m then turn left at the junction onto Northgate. Follow the road round to the left and then take you first right onto Eve Street, then take the first right again onto James Street. The property can be found towards the end of the road on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		70
(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		

