



# CHOICE PROPERTIES

## *Estate Agents*

3 Union Street,  
Louth, LN11 0ES

Reduced To £135,000



Choice Properties are delighted to bring to market this charming two bedroom semi-detached town house situated on Union Street located in the thriving market town of Louth. Benefitting from being located walking distance from the town centre, the interior of this well proportioned property features a spacious living area, kitchen, family bathroom, and two bedrooms. To the exterior, the property boasts an easy to maintain courtyard style garden. With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas central heating throughout, the well proportioned internal living accommodation comprises:-

### **Living Area**

20'3 x 11'9

With hardwood entrance door. Sash windows to front aspect. uPVC window to rear aspect. Staircase leading to first floor landing. Under stairs storage cupboard housing gas meter. Fitted shelving. Electric fireplace. Box unit housing consumer unit and electric meter. Radiators. Power points. Telephone point.

### **Kitchen**

12'0 x 5'1

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with chrome mixer tap. Space for range cooker. Space for fridge freezer. Plumbing for washing machine. Chrome heated towel rail. Power points. Part tiled walls. Strip lighting. Stable style door leading to courtyard garden. Tiled flooring. uPVC window to side aspect. Power points. Radiator.

### **Bathroom**

7'1 x 5'5

Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap and traditional shower over, a pedestal wash hand basin with single taps, and a low level wc. Chrome heated towel rail. Part tiled walls. Spot lighting. Wall mounted storage cabinet with mirror over. Extractor. Frosted window to side aspect. Tiled flooring.

### **Landing**

2'10 x 2'8

Internal doors to all first floor rooms. Access to loft via loft hatch.

### **Bedroom 1**

9'10 x 11'10

With sash windows to front aspect. Radiator. Power points. Fitted clothes rails. Tv aerial point.

### **Bedroom 2**

8'5 x 8'9

With uPVC window to rear aspect. Radiator. Power points. Over stairs storage cupboard housing 'Alpha' gas combi boiler.

### **Courtyard Garden**

To the rear of the property is a courtyard style garden. This garden benefits from being fully enclosed and easy to maintain. There is a timber access gate found to the rear of the garden which provides direct access to Cisterngate.

### **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](http://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**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

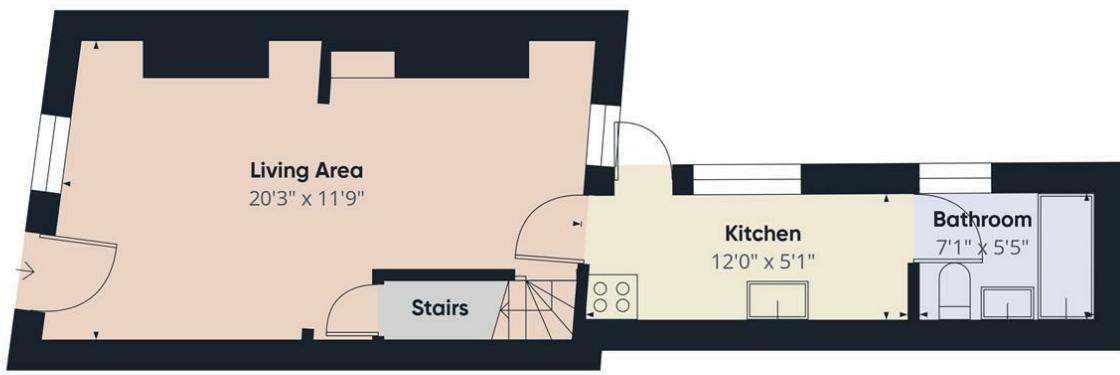
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just 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 solicitors details, as this helps us to start the transaction quickly 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

(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.

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# Directions

From St James' Church head North along Bridge Street for 150m then turn right onto Cisterngate. continue for 100m and then turn left onto Union Street. The property can be found immediately on your left hand side.

