



# CHOICE PROPERTIES

## *Estate Agents*

124 High Holme Road,  
Louth, LN11 0HE

Price £110,000



Choice Properties are delighted to bring to the market an exciting opportunity to purchase this two bedroom terrace house, located just a short distance from the local amenities and town centre. This property further benefits from parking space to the front and generously sized and privately enclosed garden to the rear. Early viewing is highly advised! Please note this property is being offered with no onward chain!

The well laid out accommodation comprises:-

### **Reception room**

11'6" x 10'10"

With uPVC double glazed front entrance door, uPVC double glazed window to the front aspect, TV Aerial point, telephone point, cupboard housing the gas and electric meters.

### **Hallway**

With under stairs storage space.

### **Kitchen**

8'6" x 9'4"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and half bowl resin sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, space for tumble dryer, partly tiled walls, uPVC double glazed dual aspect windows, pedestrian door to the rear aspect, staircase to the first floor.

### **Bedroom 1**

11'6" x 10'10"

Double bedroom with uPVC double glazed window.

### **Bedroom 2**

8'8" x 9'10"

Double bedroom with uPVC double glazed window.

### **Bathroom**

5'6" x 5'1"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., wall mounted Ideal combination boiler, tiled splash backs, extractor fan, uPVC double glazed window.

### **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn but also features a paved patio seating area. There is an outdoor w.c. and two bricked stores providing extra storage.

### **Parking**

Paved parking space to the front aspect.

### **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.

### **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.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

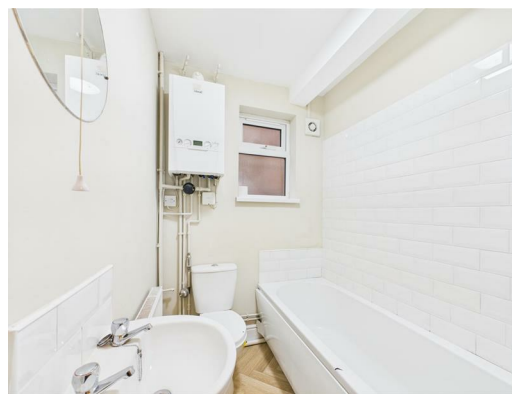
### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

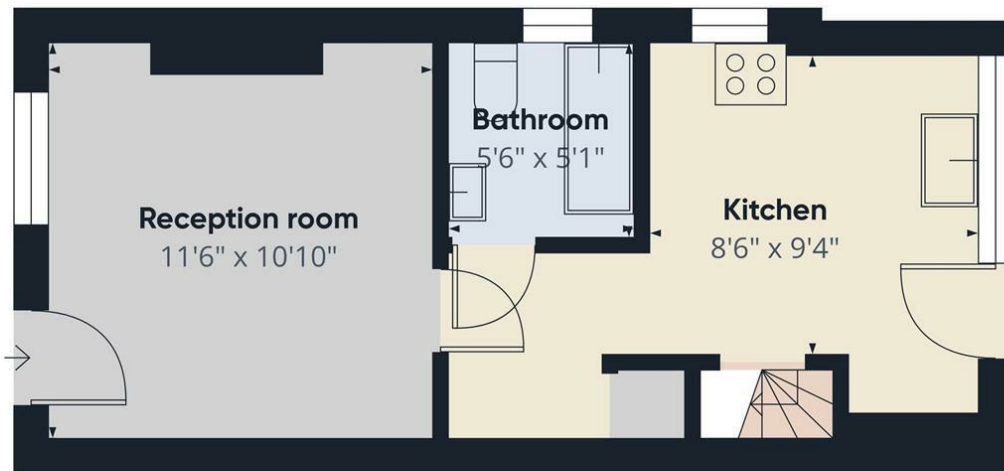
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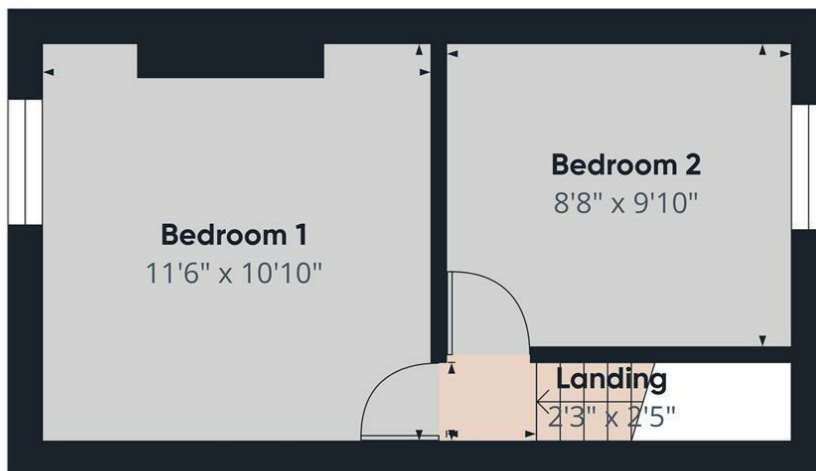








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
495 ft<sup>2</sup>

(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 our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Continue on Newbridge Hill and then take a left at the next roundabout. Then turn immediately left onto High Holme Road. Continue down High Holme Road and 124 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		65
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

