



# CROFTS ESTATE AGENTS

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



South Street

Louth  
LN11 9JW

£125,000

**REDUCED FOR QUICK SALE** - This very attractive **TWO DOUBLE BEDROOMED** terrace cottage is perched. Centrally heated it offers a lovely Lounge, fitted kitchen diner, modern ground floor bathroom, stairs and landing and two first floor double bedrooms. Outside the property has rear courtyard garden with elevated front garden having space for table and chairs. An ideal first time buy or investment property with rents coming in at approximately £675 PCM for this type of property. Furniture to be included for the right price or via separate negotiation.

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### Lounge

9' 5" x 10' 9" (2.87m x 3.27m)

The lounge has single glazed frosted wood front door and single glazed wood window to the front, wood effect vinyl floor, white decor to coving, ceiling light and grey vertical contemporary radiator.

### Kitchen diner

9' 3" x 11' 5" (2.83m x 3.48m)

The kitchen diner is a great space with white kitchen to two sides of the room, integral electric hob and oven grill with stainless and glass extractor over. Space for low level fridge and sink drainer. The kitchen has tiled splash backs, white decor, grey wood effect vinyl floor, 5 down lights uPVC door and window to the back, grey vertical contemporary radiator, blinds and space for dining table and chairs. The room is open to the staircase to the first floor.

### Family Bathroom

5' 2" x 8' 2" (1.57m x 2.49m)

The bathroom has a white three piece bathroom suite with thermostatic shower over the bath and vanity sink, there is a uPVC frosted window to the back, grey tiled splash back tiling, white decor, utility cupboard with space and plumbing for a washing machine, three down lights and grey wood effect vinyl floor.

### Stairs and landing

Open plan to the kitchen dining area the stairs and landing have grey carpet, white decor, uPVC window and pendant light.

### Bedroom One

9' 5" x 11' 4" (2.86m x 3.46m)

A good sized double bedroom to the front of the house has white decor, grey carpet, wood single glazed window to the front, ceiling light, coving and radiator.

### Bedroom Two

9' 5" x 8' 5" (2.86m x 2.57m)

The second bedroom has grey carpet, white decor, uPVC window with blind, ceiling light and radiator

### Rear garden

A rear concrete yard has space for bin storage with fence to the sides and timber gate to rear.

### Front garden

The elevated front garden has stairs to pavement level, retaining wall, blue slate garden area with hedge to the neighbouring garded.

**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.

**Viewings**

Please contact the relevant marketing office, 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

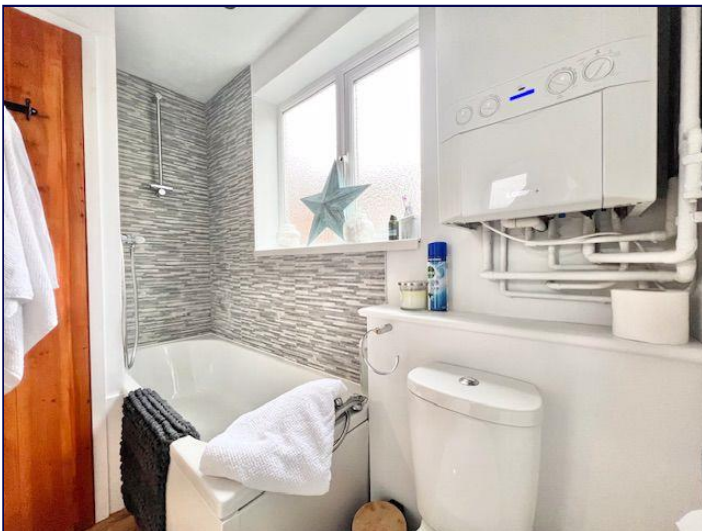
**Property Management**

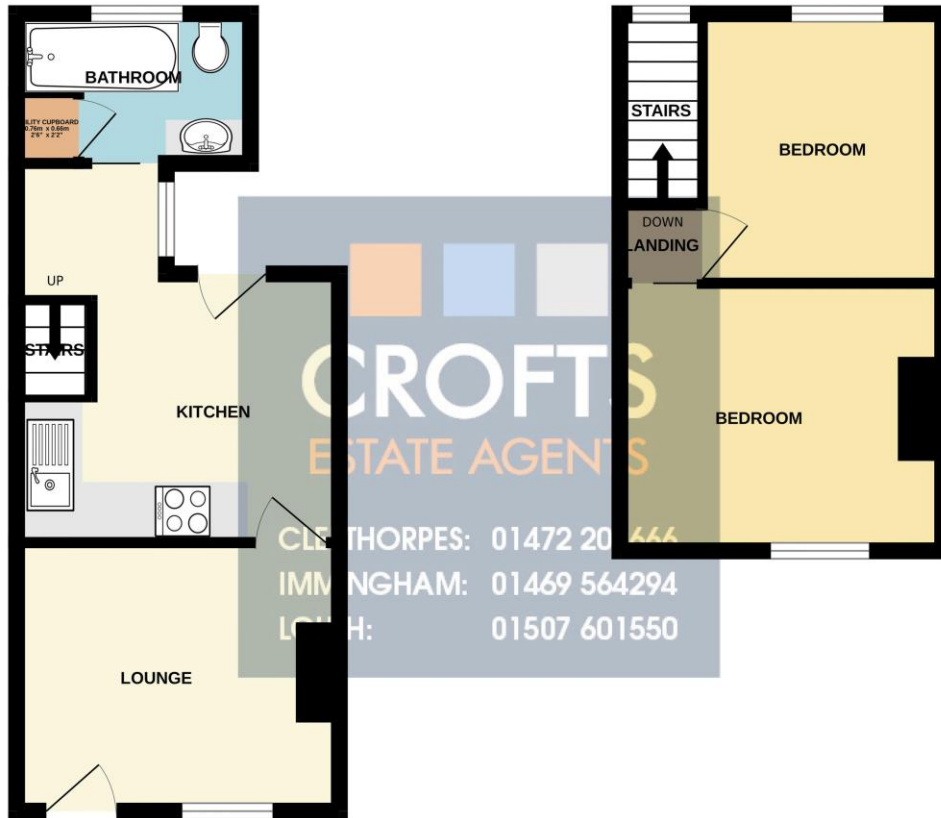
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90   B
81-91	B		
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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