



# CROFTS ESTATE AGENTS

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



64 Jubilee Crescent  
Louth  
LN11 0AN

**Offers in the Region Of  
£95,000**

Crofts estate agents are pleased to offer for sale this semi detached property which is located within the town of Louth. Being sold with NO FORWARD CHAIN this property will appeal to a variety of buyers and comes with viewing highly advised. Internal viewing will reveal the lounge, kitchen-diner, two bedrooms and the bathroom. The property benefits from uPVC double glazing and gas central heating.

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## Entrance

The entrance reveals a window to the side elevation and laminate flooring.

## Lounge

11' 11" x 15' 10" (3.64m x 4.82m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

## Kitchen/Diner

8' 5" x 15' 9" (2.56m x 4.80m)

The kitchen-diner has a window and door to the rear elevation, a tiled floor, plumbing for a washing machine with a range of fitted units to base and eye level with a one and a half sink and drainer.

## Stairs and landing

Stairs lead to the first floor with a carpeted floor and an opaque window to the side elevation.

## Bedroom One

12' 0" x 7' 7" (3.66m x 2.30m)

Bedroom one has a window to the front elevation and a radiator.

## Bedroom Two

11' 7" x 9' 3" (3.52m x 2.81m)

Bedroom two has a window to the rear elevation and a radiator.

## Bedroom Three

8' 4" x 7' 10" (2.53m x 2.40m)

Bedroom three has a window to the front elevation and a radiator.

## Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

The bathroom has an opaque window to the rear elevation and a radiator. There is also a three piece suite with a mains operated shower over the bath.

## Outside

To the front and rear there are busy gardens with plenty of established shrubs and flowers. There is a path to the front door, patio area to the rear and a secure outbuilding in the rear. To the rear there is also off road parking through timber gates.

## 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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Viewings

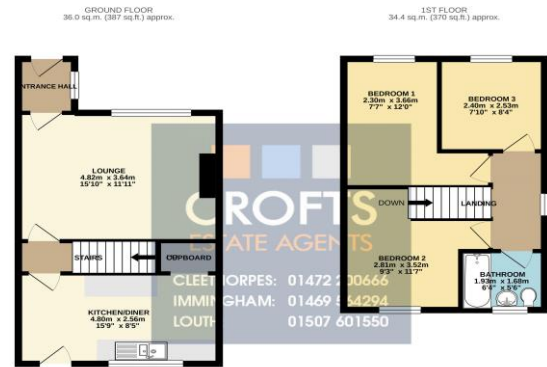
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

## Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/ct](http://www.voa.gov.uk/ct)

## Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.