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



Eastfield Road
Louth
LN11 7AP

Offers Over £99,950

Set back off the main road, via private road, this delightful brick and tile cottage would make an ideal first time purchase or an investment purchase with a market rent of £600 per calendar month. The property is within easy of the well serviced town centre, local schools and the Meridian leisure centre. Gas centrally heated and uPVC double glazed. Internally it offers a lounge, good sized dining kitchen, small landing, two double bedrooms and bathroom with three piece suite. An enclosed garden enjoys a sunny aspect with patio. Workshop outbuilding and store. Viewing is advised.

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Location

Nearby and within walking distance is neighbourhood shopping at Park Avenue and the popular Woolpack pub/restaurant by Louth Canal.

Louth is a historic and popular market town with three busy markets each week is also within walking distance and has national retailers and individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Louth has a sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowls with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema.

The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways, including the Louth canal walk, which is a few footsteps away.

Lounge

13' 0" x 11' 6" (3.97m x 3.50m)

Having a uPVC double glazed entrance door and uPVC double glazed window to the front elevation. and overlooking the delightful garden. Laminate flooring. Radiator. Meter cupboard. Coving to ceiling. Pine part glazed door to:

Dining Kitchen

13' 2" x 11' 5" (4.02m x 3.49m)

A large kitchen diner having a space for dining table and chairs and a kitchen area. The kitchen is fitted with a range of wall and base units with contrasting work surfaces and with splashback tiling incorporating wine rack, a sink unit with mixer tap, chimney extractor with hob under and electric oven. Plumbing for automatic washing machine. Coving to ceiling. Radiator. Laminate flooring. uPVC double glazed windows to the rear and side elevations and rear uPVC entrance door. Staircase to first floor.

First Floor Landing

A small landing with loft access with central heating boiler (installed 5 years ago). Pine doors to:

Bedroom 1

17' 4" x 11' 8" (5.29m x 3.55m)

A n excellent sized double having twin uPVC double glazed windows, coving to ceiling and radiator. The room could be divided to create a smaller double and single/3rd bedroom.

Bedroom 2

11' 5" x 10' 3" (3.49m x 3.12m)

A double having uPVC double glazed window, coving to ceiling and radiator. Fitted wardrobe/storage cupboard.

Bathroom

Having a three piece white suite with panelled bath with shower over, pedestal wash hand basin and wc. Part tiling to walls. Chrome towel radiator. Wood floor. uPVC double glazed window. Coving to ceiling with downlighters.

Outside

Having enclosed garden, which been designed to be low maintained and enjoys a sunny aspect, having a good sized patio area and gravel area. To the rear is a wheelie bin storage area and two buildings.

Workshop with power. 3.5m x 2m

Storeroom. 2.1x 1.5m

The property is located just off Eastfield Road, between no 73 and 109 is the private road, which you will find the row of terraced houses.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

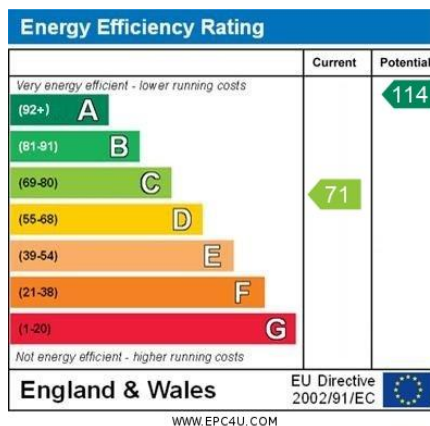
Property Management

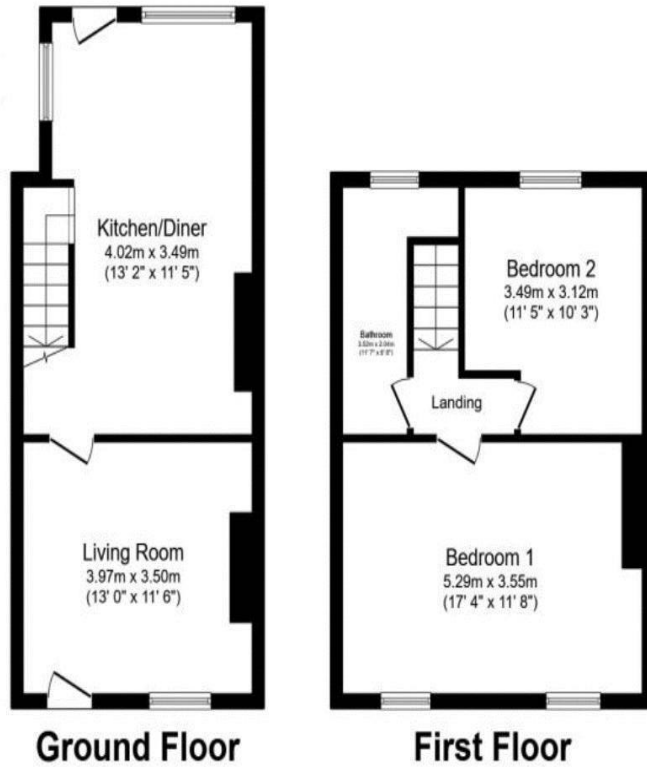
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





Ground Floor

First Floor

Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including openings and orientation) are approximate. No details are guaranteed, they cannot be relied upon for any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.focalagent.com