TES PROPERTY

100 Church Street, Louth, LN11 9DD

Asking Price £99,000

NO ONWARD CHAIN *BUY TO LET*

TES Property bring to the market this first floor flat investment being sold with tenant in situ, located within walking distance to the town centre of and close to all amenities. The flat comprises a kitchen, living room, two bedrooms and a bathroom.

Viewing is recommended.

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance via shared stairwell

Entrance Hallway

Enter the property into the hallway where there is an airing cupboard, boiler cupboard housing 'Baxi boiler, and a radiator.

Kitchen 12'0" x 5'9" (3.68m x 1.77m)

Fitted with a range of base and drawer units with contrasting worktops over incorporating a stainless steel sink and drainer, space for oven and hob with extractor over, space for washing machine, Danfoss thermostat, space for fridge freezer, uPVC double glazed window to the front and a radiator.

Living Room 11'5" x 14'0" max. (3.50m x 4.28m max.)

With uPVC double glazed window to the rear and side, radiator, shelf over former fireplace and T.V aerial point.

Bedroom 1 8'1" x 15'0" (2.47m x 4.58m)

With radiator and uPVC double glazed window to the rear.

Bedroom 2 6'9" x 5'10" (2.08m x 1.78m)

With consumer unit, uPVC double glazed window to the front and loft access hatch.

Bathroom 5'9" x 6'5" (1.76m x 1.97m)

Fitted with a three piece suite consisting of a w/c, wash hand basin and panelled bath with Triton electric shower over with curtain rail, part tiled walls, uPVC double glazed window to the front, radiator and mirrored cabinet on wall.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

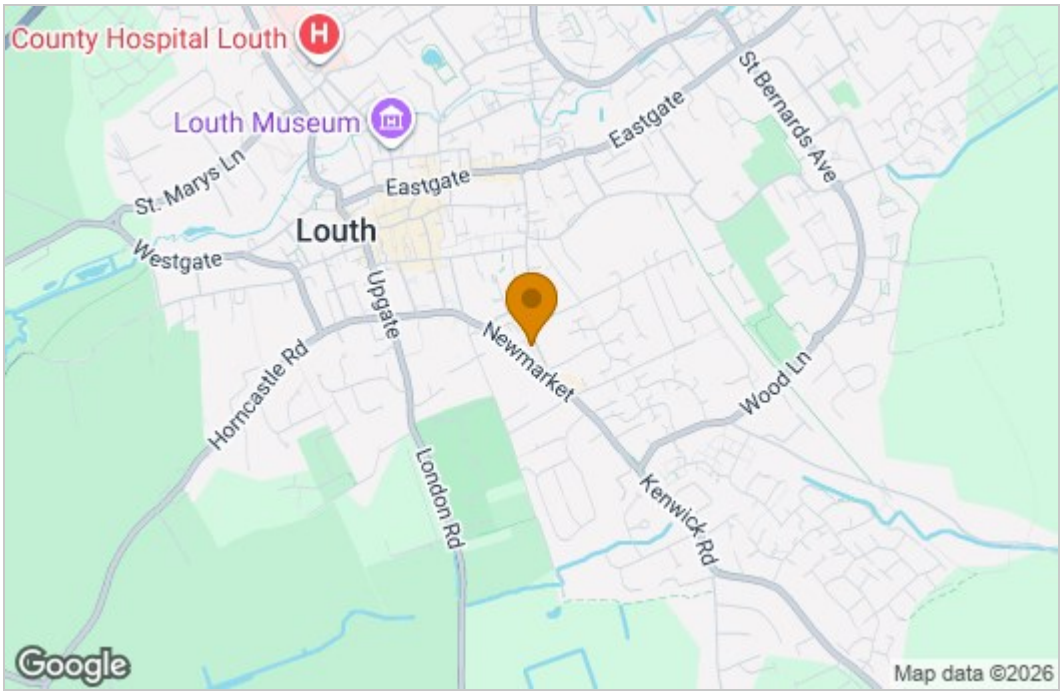
Tenure
The property is leasehold with 89 years remaining.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

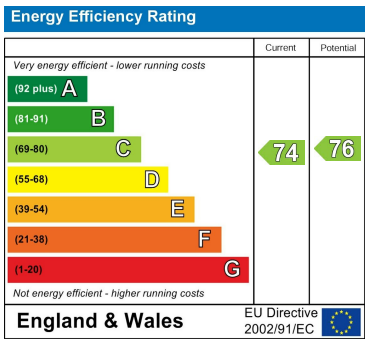
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk