

27 Victoria Road,
Louth, LN11 0BU

Reduced To £139,950



*****£149,950 REDUCED TO £139,950***** Choice Properties offer for sale this three bedroom semi detached house in need of modernisation. The property is situated in a good position handy for the centre of Louth and all amenities. It is ideal for those looking for a project.

With Gas Central Heating and UPVC Double Glazing the internal accommodation consists of:-

Porch

Window to rear.

Hall

Radiator. Understairs storage cupboard. Door to Store Room.

Pantry

5'7" x 4'7"

With shelving.

Store Room

Lounge

12'11" x 11'3"

Square Bay window. Open fireplace with tiled surround. Radiator.

Dining Room

8'11" x 11'3"

With open fireplace. Step down to:-

Kitchen

5'3" x 19'5"

Wall and base units with work surfaces over. Sink unit and drainer. Worcester Gas Boiler supplying central heating system. Double opening UPVC Doors to garden.

Landing

Loft access to roof space.

Bedroom 1

13'1" x 11'3"

Radiator.

Bedroom 2

8'10" x 11'3"

Radiator. Airing cupboard with hot water cylinder and immersion heater.

Bedroom 3

8'8" x 7'11"

Radiator.

Bathroom

With three piece bathroom suite.

Garage

At the bottom of the garden is a detached Garage and access is via a small lane behind the property.

Gardens

To the front of the property the garden is gravelled for ease of maintenance and benefits from colourful flowers and shrubs. To the rear is a good sized garden with garage at the bottom.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE.

Making an Offer

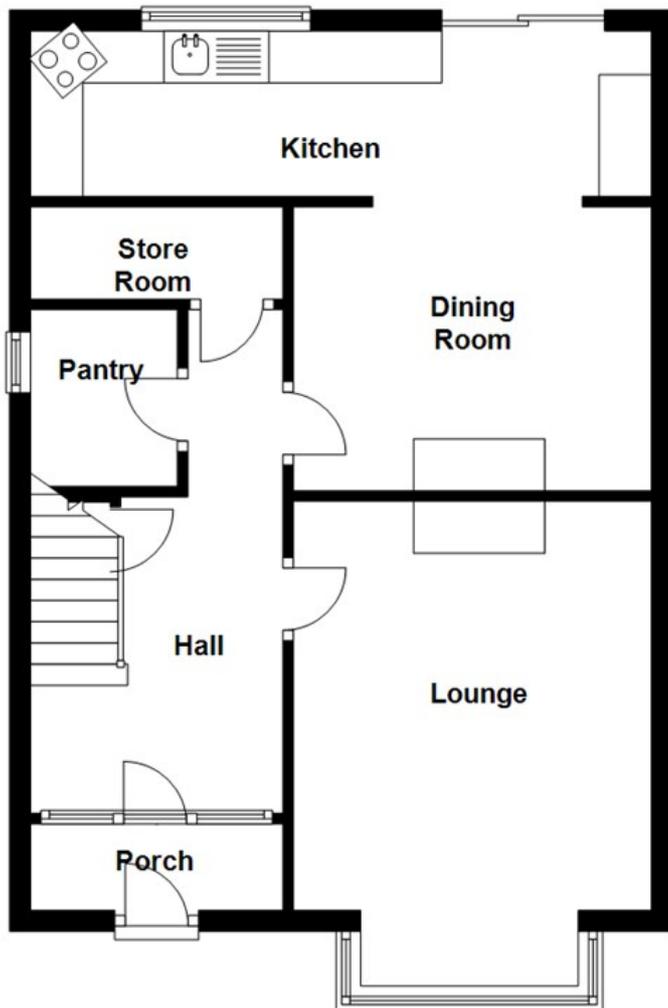
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

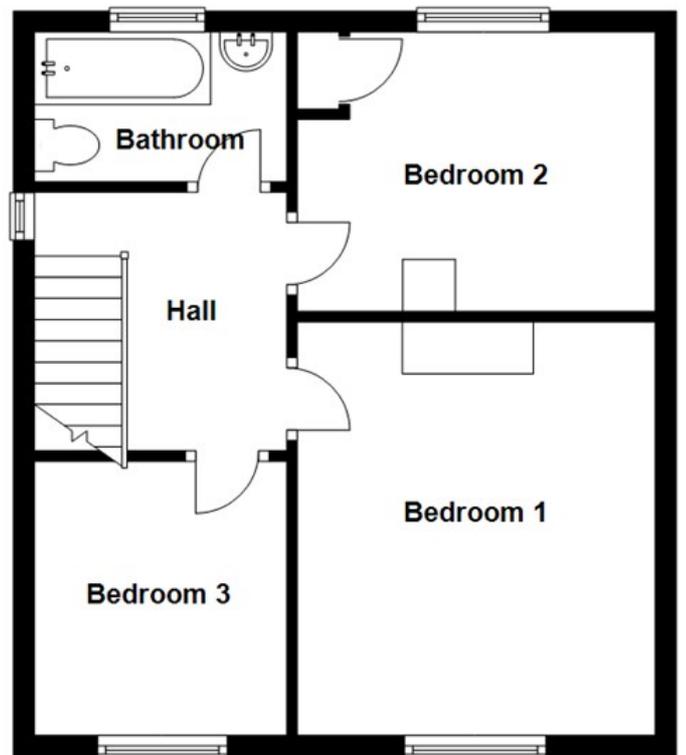
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor



First Floor



Directions

A16 Louth LN11 0TP Follow A16 to A157 12 min (9.0 mi) Continue on A157. Take Kenwick Rd, B1200 and Ramsgate to Victoria Rd in Louth 8 min (2.9 mi) At the roundabout, take the 3rd exit onto A157 0.6 mi Turn left onto Kenwick Rd 0.9 mi Turn left onto Kenwick Rd/B1200 Continue to follow B1200 0.5 mi Turn right onto Church St 0.4 mi At the roundabout, take the 2nd exit onto Eastgate 223 ft At the roundabout, take the 1st exit onto Ramsgate 0.2 mi At the roundabout, take the 2nd exit onto Ramsgate Rd 0.2 mi Turn left onto Victoria Rd Destination will be on the left 0.2 mi LN11 0BU Victoria Rd, Louth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

