



199 Newmarket Louth LN11 9EJ

£120,000

JOHN TAYLORS
EST. 1859

Ground floor flat

INVESTMENT OPPORTUNITY. A ground floor freehold flat which offers a well presented and modern interior, allocated parking space, two double bedrooms, recently installed gas fired central heating boiler and is conveniently situated for local amenities. The property sale will be subject to granting a lifetime tenancy to the current owner in return for a market rent.



Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is conveniently situated close to local amenities including Doctors surgery, Co-op convenience store, pharmacy and fish and chip shop as well as a variety of shops, restaurants coffee shops etc within the town centre.

Lounge diner

With gas fireplace having corbel fire surround and marble health, radiator and two UPVc double glazed windows. 20' x 11'8" (6.1m x 3.62m)

Kitchen

With a range of modern fitted wall and base cupboards, granite effect rolltop worksurfaces, porcelain sink and drainer, retro style tiled splashbacks, integrated electric Lamona hob and oven, cooker extractor hood over, plumbing for washing machine and space for fridge freezer and dryer, UPVc double glazed window, Ideal gas fired combination central heating boiler (installed 2022), UPVc double glazed entrance door and under stairs storage cupboard. Maximum depth measurement. 15'9" x 7'8" (4.87m x 2.4m)

Bedroom 1

With UPVc double glazed window, coved ceiling, radiator and built-in wardrobe. 12'4" x 10'8" (3.8m x 3.32m)

Bedroom 2

With UPVc double glazed window, radiator and built-in wardrobe. 12'5" x 9'8" (3.82m x 3m)

Bathroom

with white sweet comprising of panelled bath having 'T'

of panelled bath having 'T' bar mains shower over and shower screen, wash basin, WC, tiled walls, UPVc double glazed window and vertical chrome heated towel rail/radiator.

8'3" x 5'6" (2.54m x 1.71m)

Outside

At the front of the property is a communal gravel car park with an allocated parking space for each flat. To the rear of the property is a paved courtyard enclosed with timber fencing and having a flower and shrub bed as well as a right of way which provides access for the first floor flat's garden.

Services

Understood to have mains water, electricity, gas, and drainage. Gas central heating.

Tenure

Understood to be a freehold flat

Council Tax Band

The property is currently in Council Tax Band A

Viewing Arrangements

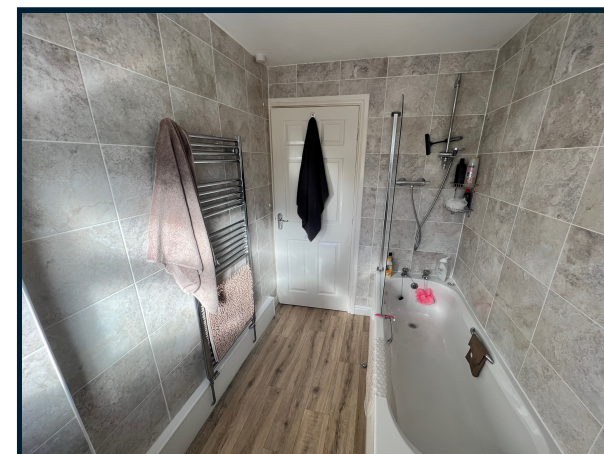
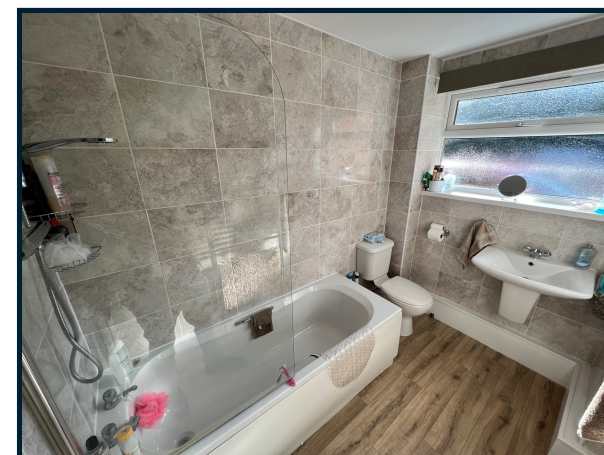
Viewing strictly by appointment only through our Louth office. Louth office open: Monday to Friday 9 am to 5 pm. Saturday 9 am to 1 pm.

Please Note

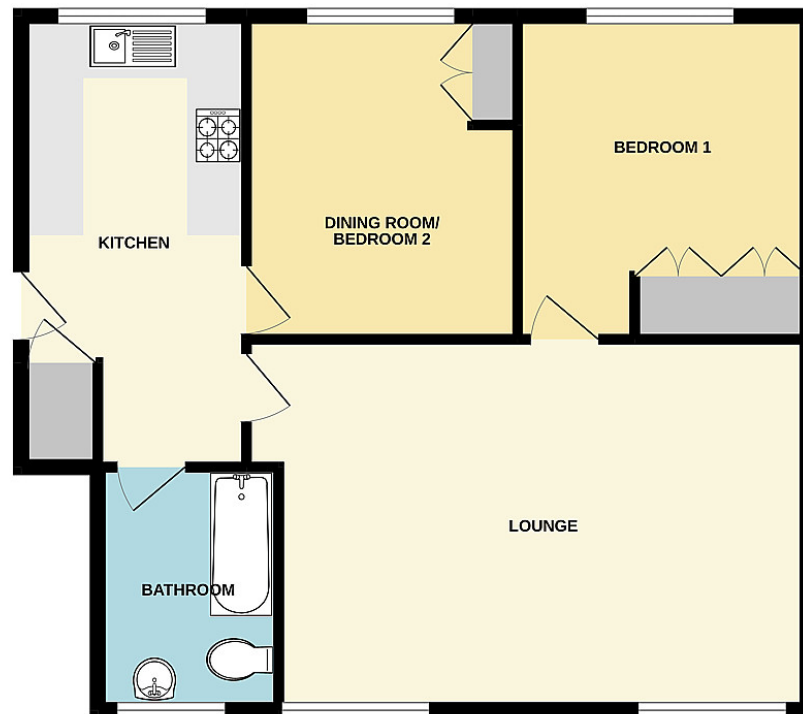
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR



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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

