



66 High Holme Road Louth LN11 0EY

**Guide Price** £83,000

Council Tax Band A

**JOHN TAYLORS**  
EST. 1859

**FOR SALE BY LIVE EVENT AUCTION** The National Property Auction on SDL website on 31st August and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction. The auction will commence at 10:00am.

**A traditional Victorian terrace house which enjoys a good size rear garden but does require some modernisation. The property is within reasonable walking distance of the town centre and comprises of a entrance hall, two reception rooms, kitchen, utility and shower room on the ground floor and three bedrooms and a landing on the first floor. Epc rating E.**

## Rooms

### Entrance Hall

With UPVC double glazed front door, laminate flooring, radiator and electric meter cupboard.

### Lounge

With fireplace having Georgian style pine surround and housing flame effect gas fire, delft shelving, original cornice to ceiling, radiator, UPVC double glazed window, laminate flooring and double doors opening to dining room. Measurements into chimney recess.

11'5" x 10'9" (3.52m x 3.35m)



### Dining room

With pine fireplace housing electric fire, laminate flooring, delft shelving, dado rail, radiator, staircase to first floor and UPVC double glazed patio doors. Measurements into chimney recess and staircase.

14'1" x 11'9" (4.32m x 3.65m)

### Kitchen

With fitted wall and base cupboards, roll-top worktops, stainless steel sink and drainer board, integrated electric oven and gas hob with extractor hood over, tiled splashbacks and UPVC double glazed windows, Halstead gas fired central heating boiler.

10'6" x 6'1" (3.25m x 1.88m)

### Rear Entrance Lobby/Utility

With UPVC double glazed back door and plumbing for washing machine.

### Shower room

With tiled shower cubicle housing electric shower, vanity wash basin and fitted mirror over, WC, radiator, tiled floor and walls, UPVC double glazed window and extractor fan.

8'2" x 5' (2.5m x 1.55m)

### Stairs to first floor landing

With access to roof space and built-in airing cupboard housing hot water cylinder.

### Bedroom 1

With radiator, UPVC double glazed window and built-in wardrobes. Minimum measurement.

12'9" x 11'5" (3.94m x 3.51m)

### Bedroom 2

With UPVC double glazed window, radiator.

11'9" x 8'5" (3.63m x 2.61m)

### Bedroom 3

With UPVC double glazed window, radiator, wash basin, shaver point.

10'6" x 6'2" (3.26m x 1.91m)

### Outside

The small front garden is mostly laid with gravel and enclosed with low-level brick walls. Immediately behind the house is a concrete yard which includes an ornamental fishpond and external powerpoint. A shared footpath divides the yard from the deep rear garden which comprises of a paved patio area, gravel beds and timber summerhouse with decked area to the front.

### ervices

Property is understood to have mains water, electricity, gas and drainage. Gas central heating.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the governments' online portal, the property is currently in Council Tax Band A.

### Viewing Arrangements

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

### Local Authority

East Lindsey District Council, Tedder Hall, Many Park, Louth. LN11 8UP. Tel. No. 01507 601111. Website: e-lindsey.gov.uk

### Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.



### Auction Deposit and fees

The following deposits and non-refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyers Fee Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

### Buyers fee

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional information

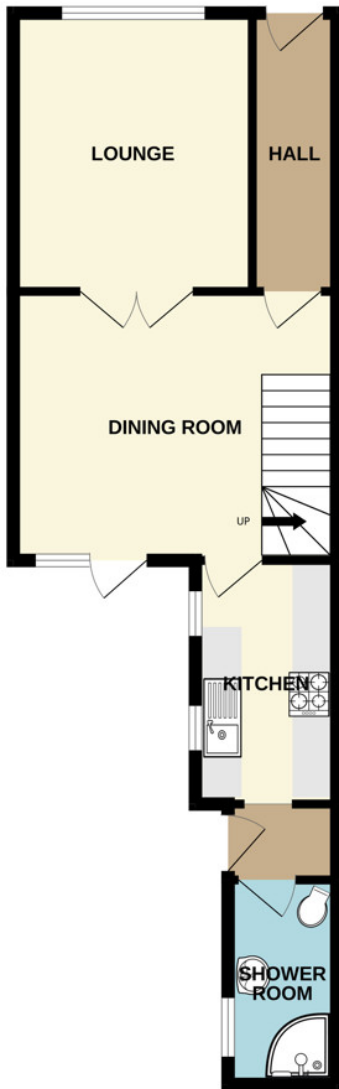
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### Guide Price and Reserve Price

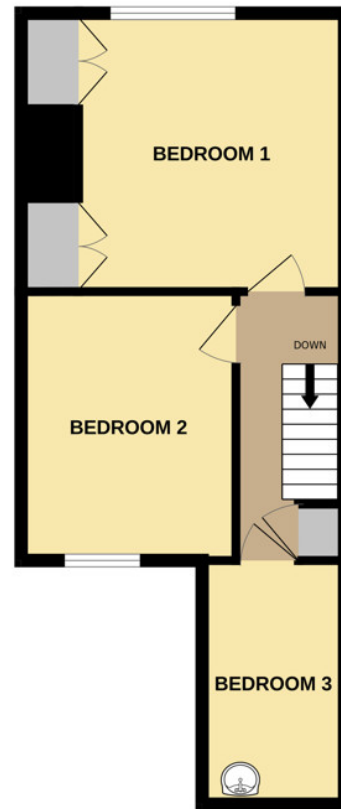
Guide Price & Reserve Price Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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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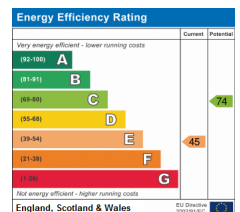
**John Taylors**

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Web: johntaylors.com

Email: enquiries@johntaylors.com



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.