



79 Aswell Street Louth LN11 9HW

£175,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A spacious three bedroomed bay fronted townhouse, dating back to the late Victorian period and situated within easy walking distance of the town centre. The property has recently had a new central heating gas boiler installed and enjoys a private rear courtyard garden and is located within the Louth's Conservation Area. EPC rating C.

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.

Rooms

Entrance

The front of the property is accessed via passageway leading to the kitchen.

Lounge

With bay window having double glazed timber framed windows, original cornicing to ceiling, ceiling rose and radiator. Maximum measurements

13'4" x 11'6" (4.11m x 3.56m)

Dining room

With under stairs cupboard housing the electric consumer unit and meter, radiator, coved ceiling, staircase to first floor. Minimum width measurement.

12'6" x 10'4" (3.86m x 3.19m)



Kitchen ('L' shape)

With fitted wall and base cupboards, stainless steel sink, new electric double oven, integrated new electric hob and extractor hood over, marble effect worktops, space for dishwasher and double glazed sliding patio doors to rear garden. 9'3" x 5'6" (2.84m x 1.70m) & 17'3" x 7'7" (5.3m x 2.35m)

Utility room

With stainless steel sink and drainer board, worktop, plumbing for washing machine and door to:

6'5" x 5'4" (2m x 1.65m)

Shower room

With shower cabinet having body jets, vanity wash basin, WC, radiator and chrome heated towel rail/radiator.

6'5" x 5'6" (2m x 1.73m)

Stairs to first floor landing

With access to roof space and radiator.

Bedroom 1

With built-in wardrobe and cupboards over, radiator, uPVC double glazed window and built-in cupboard housing new Worcester Bosch central heating boiler. Maximum depth measurement.

14' x 12'7" (4.29m x 3.88m)

Bedroom 2

With built-in wardrobe, radiator and timber framed double glazed window. Maximum width measurement.

9'8" x 10'2" (3m x 3.12m)

Bedroom 3

With timber framed double glazed window and radiator.

10'3" x 6'9" (3.15m x 2.13m)

Outside

At the front of the property is a small raised garden with inset shrubs and flowers. The private rear courtyard garden is a part walled and has inset shrubs and flower beds.

Services

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



Tenure

Property is understood to be freehold.

Council Tax Band

According to the government 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.

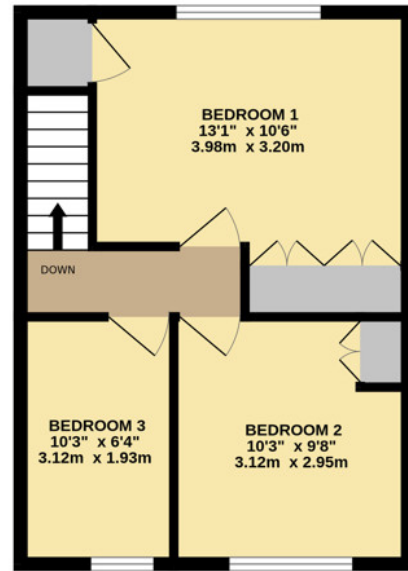
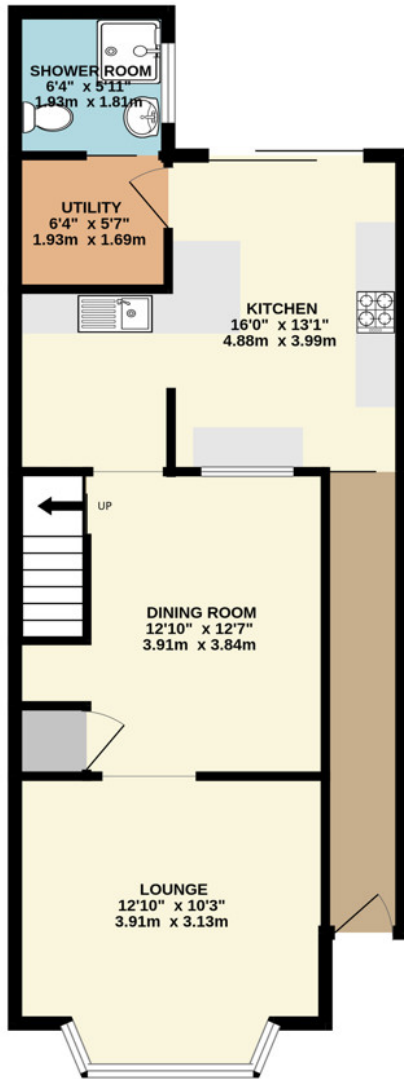
Thinking Of Selling?

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
616 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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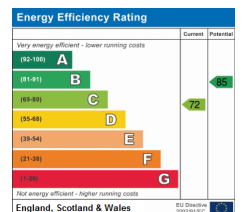
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.