



5 Old Mill Park Louth LN11 0NY

Guide Price £95,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

The sale of this property will take place on the 30th November at 10am by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales). A spacious three bedroom terraced house which is conveniently situated for Louth town centre and benefits from an allocated parking space as well as a single garage. Epc rating C.

Rooms

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.

Front Entrance Porch

With uPVC double glazed entrance door and side window, built-in cloaks cupboard.

Entrance Hall

With radiator, telephone point and staircase to first floor landing.

Lounge

With radiator, TV aerial point, uPVC double glazed oriel window, double glazed rear access door.
14'9" x 12'9" (4.56m x 3.94m)

Breakfast Kitchen

With fitted wall and base cupboards with white gloss finish, roll top work surfaces, integrated electric oven and gas hob, cooker extractor hood over, tiled splash backs, stainless steel sink and drainer, uPVC double glazed window, Ideal Logic gas-fired central heating boiler and plumbing for washing machine.
12'7" x 8'6" (3.89m x 2.64m)



Stairs to first floor landing

With access to roof space and built-in laundry cupboard.

Bedroom 1

With built-in wardrobes and cupboards over, radiator, uPVC double glazed oriel window. Maximum depth measurement.
13'7" x 8'1" (4.19m x 2.48m)

Bedroom 2

With uPVC double glazed window and radiator.
12' x 8'1" (3.66m x 2.47m)

Bedroom 3

With radiator and uPVC double glazed window.
8'4" x 6'4" (2.59m x 1.96m)

Bathroom

With white suite comprising of panel bath and shower attachment over, wash basin, WC, radiator, part tiled walls, shaver point and uPVC double glazed window. Minimum depth measurement.
6'3" x 5'5" (1.94m x 1.68m)

Outside

To the front of the property is a block paved parking space area. The rear garden comprises of an artificial grass lawn area and flowerbed, all enclosed with timber fencing.

Single Garage

Which forms a block of six garages and has an up and over garage door
18' x 8'5" (5.5m x 2.6m)

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

Understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

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.

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 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

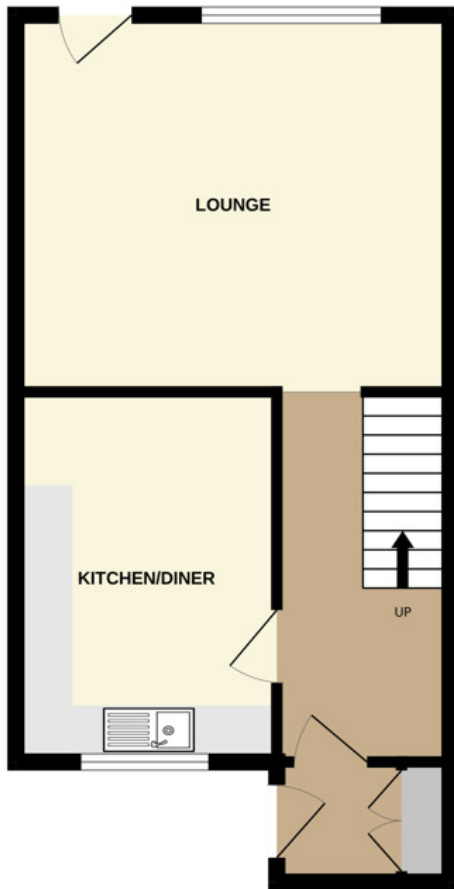
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable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

Reserve Price

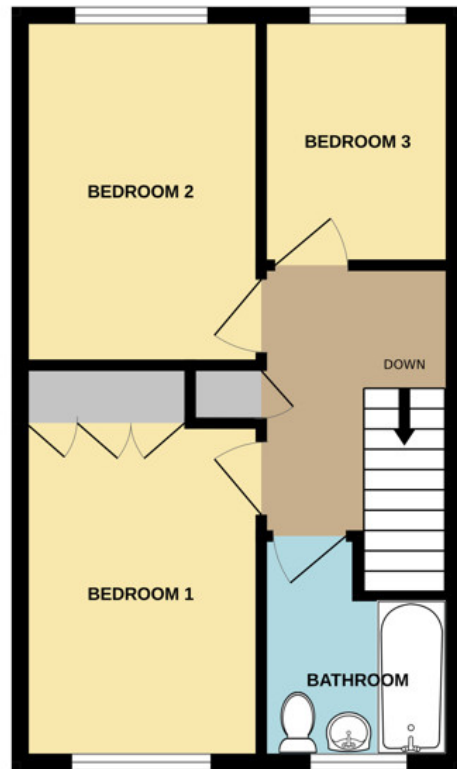
Guide Price & Reserve Price Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers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



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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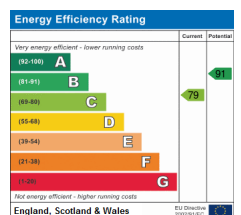
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.