



Westville Irish Hill Louth LN11 9YL

Guide Price £165,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A detached house situated in the desirable west side of the town and ideally positioned for Westgate fields and the centre of Louth. The property is in a dilapidated condition and has significant structural movement making it a an ideal opportunity for either a rebuild or a complete renovation project. This will be sold by way of Auction Event with SDL Auctions on the 27th March.

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 Hall

With radiator, glazed front door, delf shelving, under stairs cupboard housing gas and electric meters , toilet off.

Lounge

With a tiled fireplace, radiator and large bay window. Measurements into bay. 15'6" x 11'9" (4.76m x 3.65m)

Dining room

With tiled fireplace and radiator. 11'9" x 11'8" (3.63m x 3.6m)

Kitchen

With Stainless steel sink, wall and base cupboards, plumbing for washing machine, Ideal gas fired boiler and timer control, rear access door. 11'5" x 7'5" (3.53m x 2.31m)

Stairs to first floor landing

With Window.

Bedroom 1

With radiator and large bay window. Measurements into bay. 16'2" x 11' (4.94m x 3.36m)

Bedroom 2

With wash basin, windows, radiator, built-in airing cupboard housing hot water cylinder. 11'7" x 11' (3.58m x 3.36m)



Bedroom 3

With window.

Bathroom

With bath, wash basin, WC, access to roof space, radiator. 6'5" x 5'4" (2m x 1.67m)

Outside

To the front of the property the garden is laid to lawn with a hedge boundary and concrete driveway leading to a detached single garage. At the rear the garden comprises of a lawn, lean to garden store and dilapidated greenhouse.

Services

The property is understood to have mains water, electricity, gas and drainage.

Tenure

The property is understood to be freehold.

Mobile

We understand from the Ofcom website there is good mobile coverage from EE , Three, O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 18 Mbps and an upload speed of 1 Mbps standard and superfast download of 69Mbps and upload speed 20Mbps. The network in your area is Openreach.

Council Tax Band

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

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.

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.



Buyer Identity Check

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

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.

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. 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

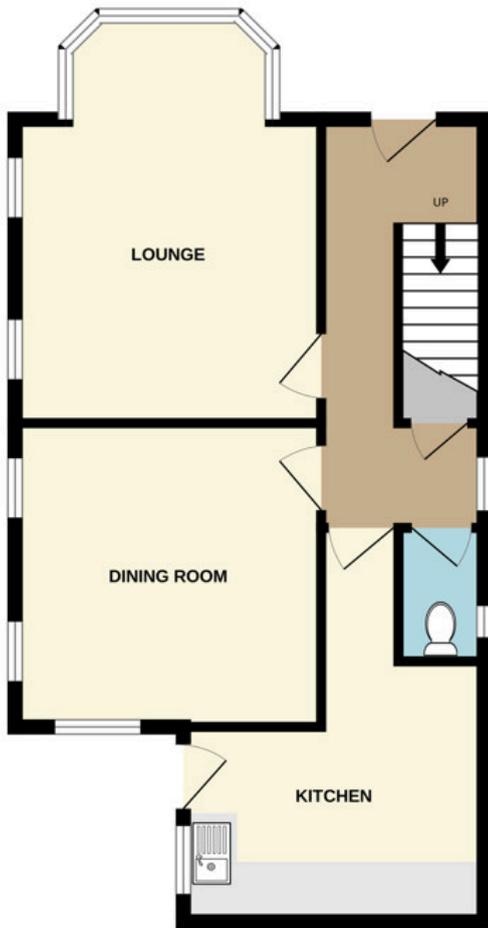
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable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

Guide Price and Reserve Price

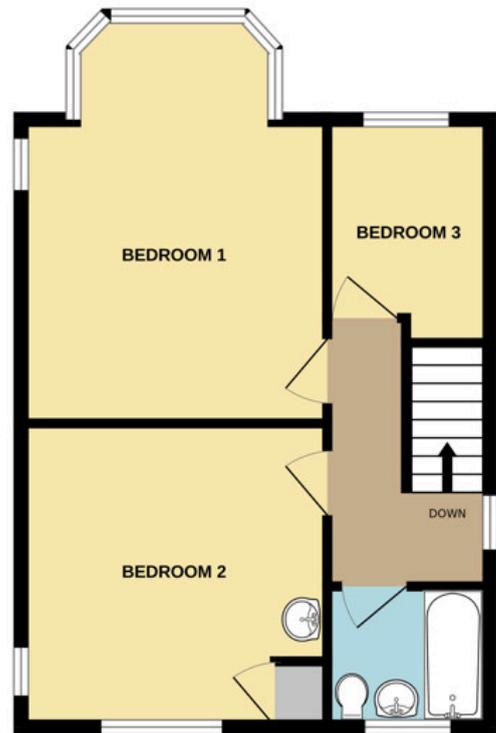
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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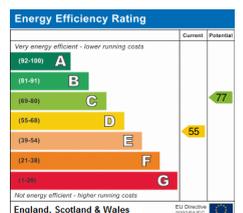
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.