



25 Charles Avenue Louth LN11 0BG

£250,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A spacious detached bungalow situated in a popular residential area and which benefits from ample off street parking as well as a good size enclosed rear garden, gas central heating and uPVC double glazed windows and doors. EPC rating D.

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 uPVC double glazed door and matching side window, built-in storage cupboard housing gas meter and electric consumer unit, telephone point, radiator, access to roof space and further built-in storage cupboard.

Lounge

With wall mounted electric fire, large uPVC double glazed window to front elevation and further obscure glass uPVC double glazed windows to side elevation, radiator, coved ceiling.

15'5" x 11'9" (4.74m x 3.65m)

Kitchen

With fitted gloss fronted wall and base cupboards, kick board lighting, resin sink having mini sink, drainer board and mixer tap, quartz effect worktops, tiled splash backs, space for oven and washing machine, uPVC double glazed window, recess housing Worcester gas fired combi central heating boiler, elongated wall mounted radiator. Maximum depth measurement.

13'6" x 8'8" (4.15m x 2.7m)

Bedroom 1

With uPVC double glazed window, radiator, coved ceiling. Maximum depth measurement.

12'1" x 11'9" (3.7m x 3.64m)

Bedroom 2

With radiator, coved ceiling and uPVC double glazed patio doors and matching side window.

10'4" x 8'9" (3.17m x 2.74m)

Bathroom

With white suite comprising of a panel bath having a bar shower over with glass shower screen, vanity wash basin and close couple WC, tiled walls, uPVC double glazed window, chrome heated towel rail/radiator.

5'6" x 5'3" (1.71m x 1.64m)



Outside

The front garden comprises of a lawn, flower & shrub beds, ornamental trees, gravel beds, cold water tap, power points and block paved driveway leading to the single garage. The rear garden comprises of a shaped lawn, paved patio area, flower and shrub beds a further paved patio area with the pergola over, power points and cold water tap all the enclosed with timber fencing.

Single Garage

With power, up and over door and pedestrian access door.

9'8" x 8'5" (2.99m x 2.6m)

Services

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

Mobile

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 10 Mbps and an upload speed of 0.9 Mbp, superfast download speed of 55 Mbps and upload speed of 12 Mbps and ultra fast download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin Media and Upp networks are available.

Tenure

Property is understood to be freehold.

Council Tax Band

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

Buyer Identity Checker

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.

Viewing Arrangements

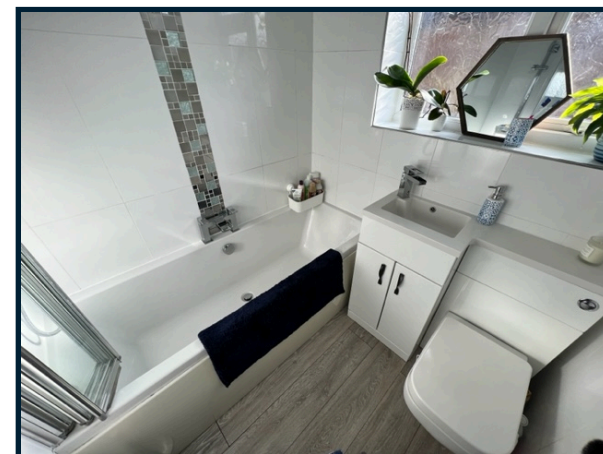
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

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.

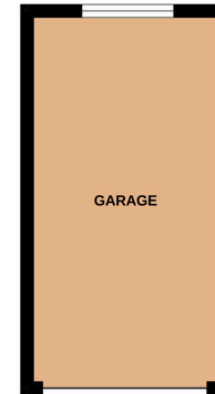
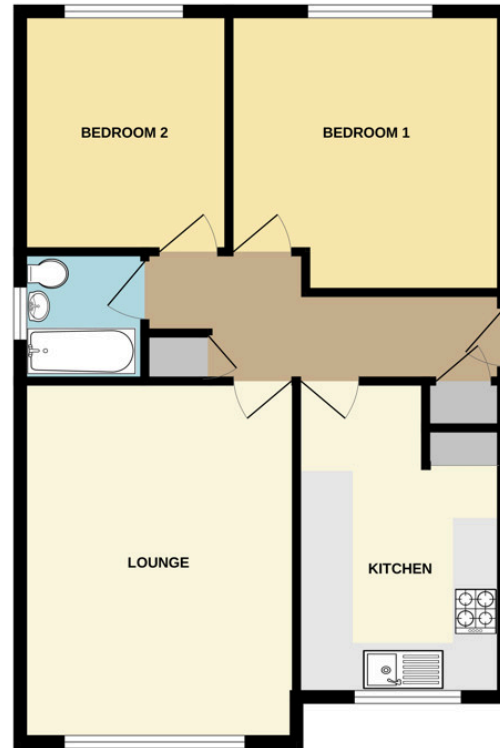
Thinking Of Selling?

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
640 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		65
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	