



13 Newbridge Hill Louth LN11 0NQ

£225,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

NO ONWARD CHAIN - READY TO MOVE IN
A spacious bay fronted Victorian mid terrace townhouse which has retained many character features and benefits from three reception rooms and a south westerly facing rear garden as well as being within close proximity to the town centre. 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 Porch

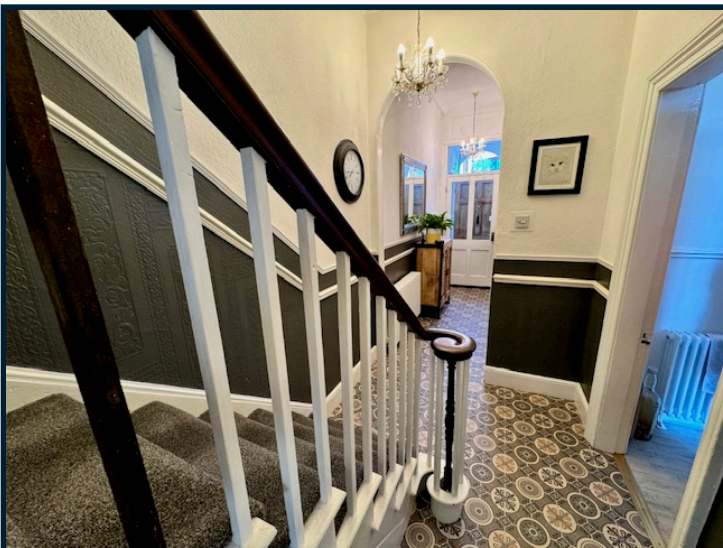
With original Victorian panel door & fanlight over, part tiled walls, electric meter box.

Entrance Hall

With part glazed inner door, staircase having an elegant continuous mahogany rail, dado rail, cornicing to ceiling, column style radiator and under stairs storage cupboard.

Lounge

With Victorian style fireplace having metal surround and Art Nouveau style fire grate, uPVC double glazed sash style bay window with plantation style shutters, original cornicing to ceiling and ornate ceiling rose, deep skirting boards, dado rail, pine panel door, column style radiator. Minimum depth and maximum width measurements. 14' x 12'8" (4.28m x 3.92m)



Sitting Room

With feature fireplace having Victorian style timber surround and grate, cornicing to ceiling and ceiling rose, dado rail, built-in storage cupboard, panel door and column style radiator, uPVC double glazed external door and fan light over. Measurement into chimney recess. 11'9" x 10'9" (3.63m x 3.33m)

Kitchen

With a range of fitted wall and base cupboards, granite effect worktops, resin sink having mini sink and mixer tap, integrated Hotpoint electric oven, electric induction hob and cooker hood over, tiled splash backs, space for washing machine, uPVC double glazed window, breakfast bar, Ideal gas fired combi boiler with a 10 year manufacturer guarantee, feature fireplace housing a Victorian/Edwardian grate having tiled slips, space for fridge freezer, radiator & stable style external door. 16'8" x 10'4" (5.14m x 3.17m)

Dining room

With large uPVC double glazed window, elongated column style radiator, uPVC double glazed double doors opening to rear patio area. Maximum width measurement. 11'6" x 9'8" (3.55m x 3m)

WC

With close couple toilet, vanity wash basin, radiator, downlights, uPVC double glazed window.

Stairs To First Floor Landing

With split level landings and having access to roof space, dado rail & built-in cupboard.

Bedroom 1

With Victorian style bedroom grate, picture rail and coved ceiling, radiator, pine panel door, two uPVC double glazed sash style windows having plantation style shutters. Measurement into chimney recess. 17'3" x 14'1" (5.28m x 4.3m)

Bedroom 2

With uPVC double glazed window, built-in wardrobes and cupboards over, radiator, pine panel door and coved ceiling.

Minimum width measurement.

11'9" x 9'8" (3.65m x 2.99m)

Bedroom 3

With uPVC double glazed window, coved ceiling, pine panel door and radiator. Measurement extending to 2.24m

8'9" x 5'8" (2.73m x 1.77m)

Bathroom

With large walk in shower having splash lining, mains fed shower with rain shower and handheld shower attachments, wash basin, Victorian style rolltop bath having telephone shower tap, close couple toilet, radiator, double glazed timber framed sash style window, panel effect to lower section of walls, cornicing to ceiling and panel door.

10'3" x 7'6" (3.16m x 2.32m)

Outside

At the front of the property there is a low level brick wall with gated access. The rear garden includes raised patio area, timber garden shed, lawn and flower and shrub beds. A gate opens to a shared footpath providing rear access.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating. We have been advised by the vendor that a new boiler is being fitted on the 9th September.

This will have a 10 year guarantee.

Tenure

The property is understood to be freehold.



Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin media and Upp networks are available.

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.

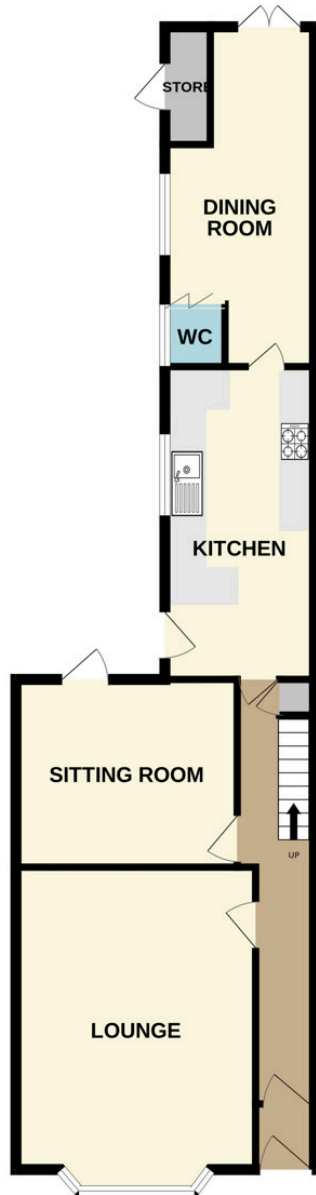
Please Note

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.

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.





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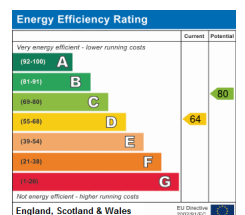
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains,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