

73 Newbridge Hill, Louth,
Lincolnshire, LN11 0JU
Asking price £125,000

Spacious bay fronted terraced town house which is situated close to local amenities and offers a good size kitchen, original features and gas central heating. EPC Rating E.

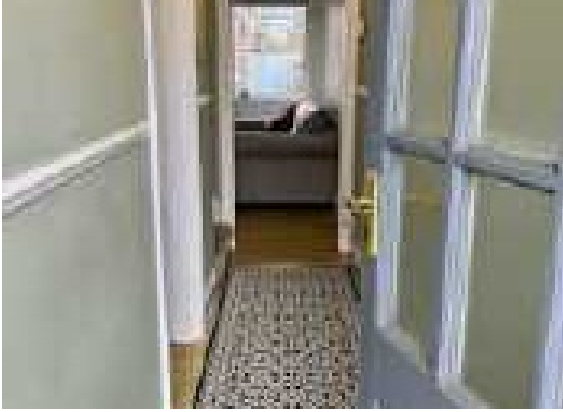
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Three Bedrooms
- Rear Courtyard

RECESSED ENTRANCE PORCH

With tiled floor.

ENTRANCE HALL

With dado rail, laminate flooring.



LOUNGE

3.60m x 2.88m max extending to 4.21m into the bay (11'10" x 9'5" max extending to 13'10" into the bay)

With Georgian style fire surround and Art Nouveau style grate, cornicing to ceiling and ceiling rose, uPVC double glazed bay window, alcove shelving, telephone point, radiator & pine panel door.



DINING ROOM

3.56m min x 3.10m (11'8" min x 10'2")

With laminate flooring Radiator, UPVC double glazed window, understairs storage cupboard, coved ceiling.



KITCHEN

6.08m x 2.41m (19'11" x 7'11")

With modern fitted kitchen units comprising base cupboards and drawers, pantry cupboard, wood block worktops, Belfast sink and mixer tap, slate tiled floor and splash backs, space for fridge freezer and cooker, Edwardian style cast iron radiators, rear external door, Ideal gas fired central heating boiler installed in 2020.



BATHROOM

2.30m x 2.07m (7'7" x 6'9")

With 'P' shape bath having glass shower screen, Triton shower over, slate splash tiles and

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 Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.

panel, washbasin and toilet. Edwardian style cast iron radiator, slate tile flooring, pine panel door, uPVC double glazed window, extractor fan.



STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

3.93m max X 3.61m extended to 4.32m into the bay (12'11" max X 11'10" extended to 14'2" into the bay)

With built in cupboard and loft hatch, double glassed bay window, pine panel door.



BEDROOM TWO

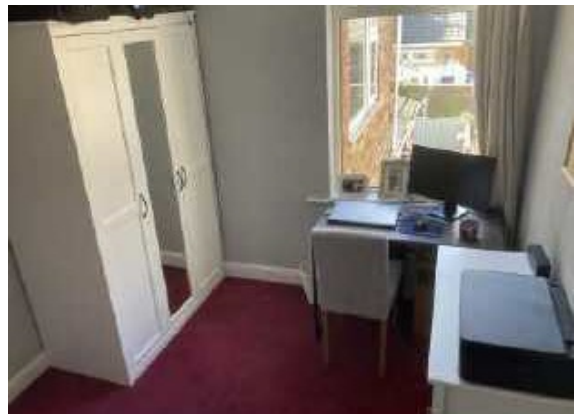
3.70m x 2.38m (12'2" x 7'10")
With uPVC double glazed window, radiator, pine panel door, built in airing cupboard housing hot water cylinder and central heating control panel.



BEDROOM THREE

3.10m x 2.62m (10'2" x 8'7")

With uPVC double glazed window, pine panel door, radiator.



OUTSIDE FRONT

The front garden is laid to gravel with low level wall and concrete footpath.

OUTSIDE REAR

At the rear of the house is a concrete yard partly laid with artificial grass. Beyond the yard is a shared passageway leading to High Holme Road.



SERVICES

The property has mains water, electricity, gas and drainage. Gas central heating (not tested by John Taylors).

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band A.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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.



This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

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Viewing strictly by appointment only through our Louth Office.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



Regulated by the RICS

