



35 Eve Street Louth LN11 0JJ

Guide Price £65,000 plus fees

Council Tax Band A

JOHN TAYLORS
EST. 1859

Being sold by way of unconditional live auction by SDL Auctions on Thursday 26th June starting at 9am. A spacious Victorian terrace house located in the centre of Louth next to the River Lud and conveniently situated for all of the town's local amenities. The property would benefit from some modernisation but has two good size reception rooms and bedrooms as well as a larger than average bathroom for a property of this size. EPC rating E.

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.

Lounge

With brick fireplace, built-in meter cupboard, dado rail, electric storage heater, uPVC double glazed window, and front door. Measurements into chimney recess.

13'4" x 9'8" (4.11m x 3m)

Dining room

With dado rail, electric storage heaters, uPVC double glazed window and staircase to first floor. Measurements into chimney recess and staircase.

13'4" x 12'1" (4.1m x 3.7m)

Kitchen

With fitted wall and base cupboards, roll top work surfaces, stainless steel sink and drainer, integrated electric oven, hob, and extractor hood, tiled splash backs, uPVC double glazed window and rear access door, space for washing machine, electric storage heater.

11' x 6'9" (3.38m x 2.11m)



Stairs to first floor landing

With access to roof space.

Bedroom 1

With electric storage heater, uPVC double glazed window. Maximum width measurement.

13'5" x 9'8" (4.12m x 3m)

Bedroom 2

With uPVC double glazed window and electric storage heater.

11'1" x 6'9" (3.4m x 2.12m)

Bathroom

With panel bath and shower over, wash-basin, WC, uPVC double glazed window, wall mounted electric fan heater, built in airing cupboard housing hot water cylinder.

12'1" x 7' (3.69m x 2.14m)

Outside

To the front of the property is a small gravel area. Behind the house is a small concrete yard with the River Lud adjacent.

Services

We understand the property has mains water, electricity and drainage.

Tenure

The property is understood to be freehold.

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.

Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type. 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 fees

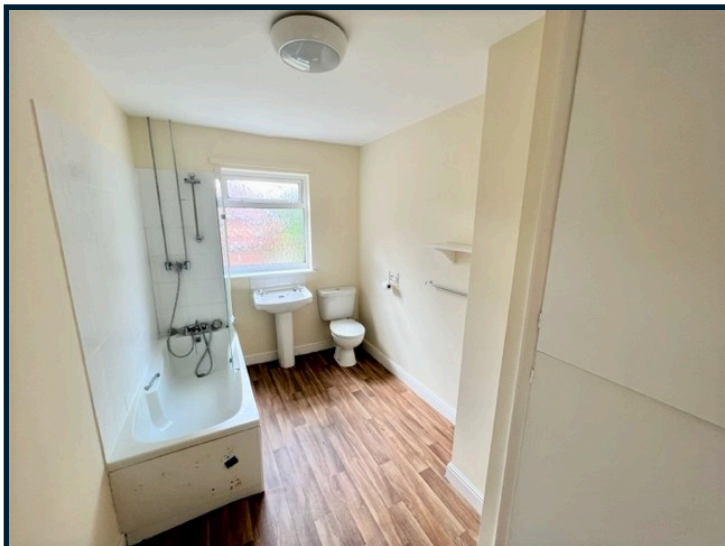
The following deposits and non-refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT). The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating 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

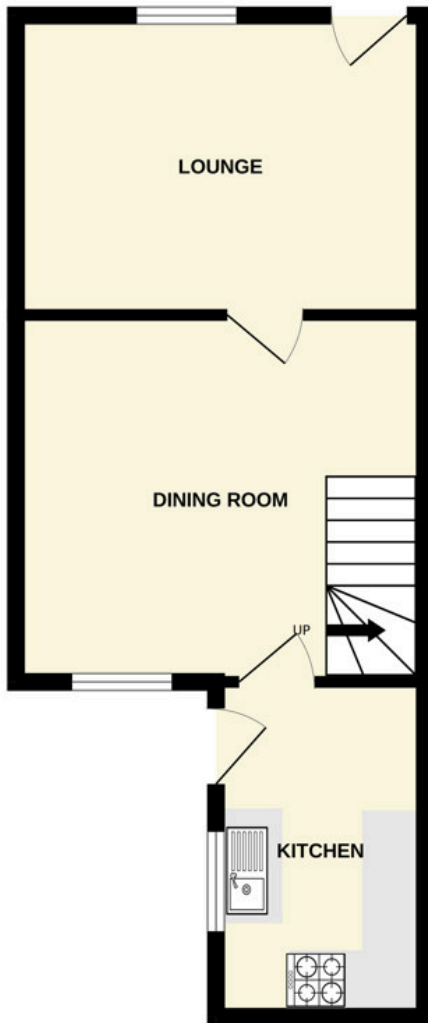
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable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

Guide Price and Reserve Price

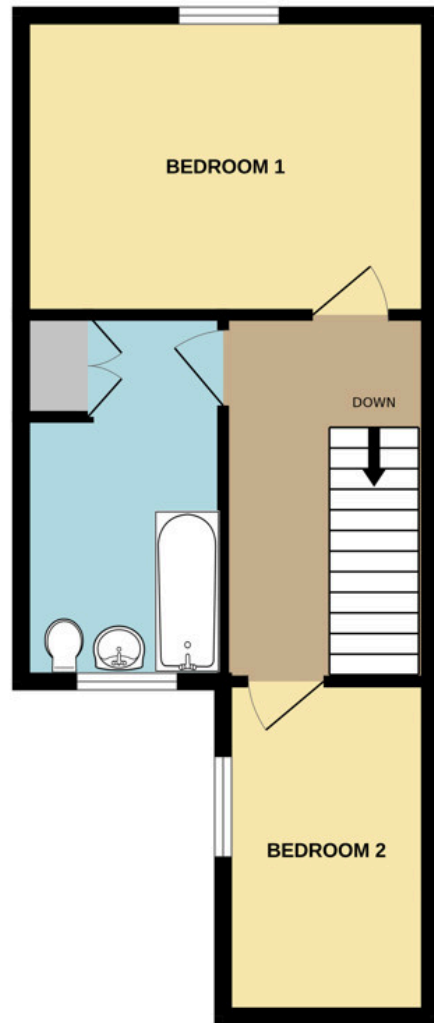
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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John Taylors

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

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.