



18 Tennyson Road Louth LN11 9HZ

£160,000

JOHN TAYLORS
EST. 1859

A recently refurbished two-bedroom terrace house, ideally located close to a range of local amenities and perfect for first-time buyers, downsizers, or investors. The property has been re-wired, re-plastered, and has had new plumbing installed throughout, offering peace of mind and a modern finish. It features a generous open-aspect rear garden, ideal for relaxing or entertaining, two generous sized double bedrooms, off-street parking, and uPVC double glazing. The property has also the added benefit of being offered with no onward chain. EPC rating C.

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 Lobby

With uPVC double glazed front door, radiator.

Lounge

With uPVC double glazed window, radiator, TV aerial point, coved ceiling, and under stairs cupboard with light. Maximum width measurement. 4'5" x 3'11" (1.35m x 1.19m)

Kitchen Diner

With newly fitted kitchen units comprising of wall and base cupboards, granite effect worktops, tiled splash back, stainless steel sink and drainer board, integrated gas hob, electric oven and stainless steel extractor hood, space for washing machine and a fridge freezer, radiator, two uPVC double glazed windows and rear access door, Worcester Bosch gas fired central heating combi boiler, recessed spotlights and space for a dining area.

17'6" x 8'3" (5.38m x 2.53m)

Stairs To First Floor Landing

With access to roof space. The loft is fully insulated.

Bedroom 1

With uPVC double glazed window, radiator and built-in cupboard. Maximum width measurement.

14'5" x 9'7" (4.44m x 2.97m)

Bedroom 2

With uPVC double glazed window having views over rear garden, radiator. Maximum measurements.

11'7" x 11'4" (3.59m x 3.48m)

Bathroom

With newly fitted suite comprising of panelled bath with mains fed rain shower and handheld shower combo over, glass shower screen and splash back tiling. Close couple toilet, modern vanity wash basin, uPVC double glazed window, shaver points, extractor fan and heated towel rail/radiator. Minimum width measurement.

8' x 5'5" (2.44m x 1.7m)



Outside

The front garden comprises a paved hardstanding for a vehicle, a gravelled area, and a concrete footpath.

The deep rear garden includes two lawned sections, gravel and slab footpaths, patio areas, and a timber shed, all enclosed with timber fencing. The front and rear of the property have been newly rendered.

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 45 Mbps and an upload speed of 7 Mbps and ultra fast broadband is available with a download speed of 1000 Mbps and an upload speed of 100 Mbps.

Mobile

We understand from the Ofcom website there is 72% mobile coverage with Vodafone, 62% coverage with Three, 74% coverage with O2 and 74% with EE.

Tenure

The property is understood to be freehold.

Council Tax Band

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

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.

Viewing Arrangements

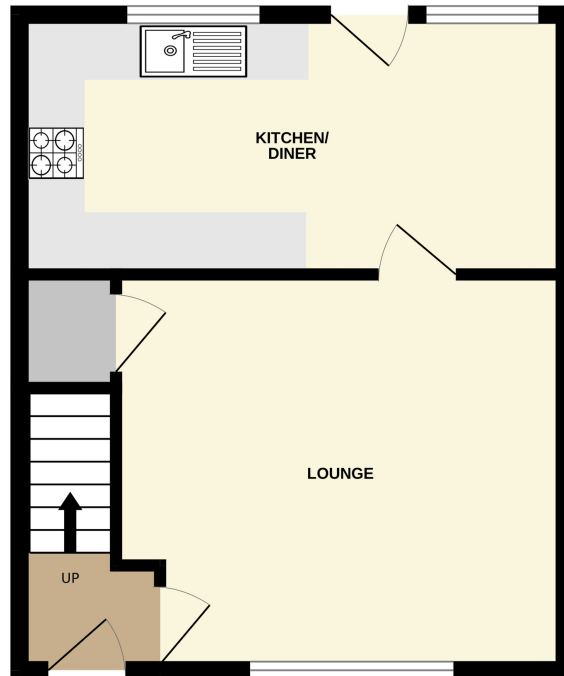
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

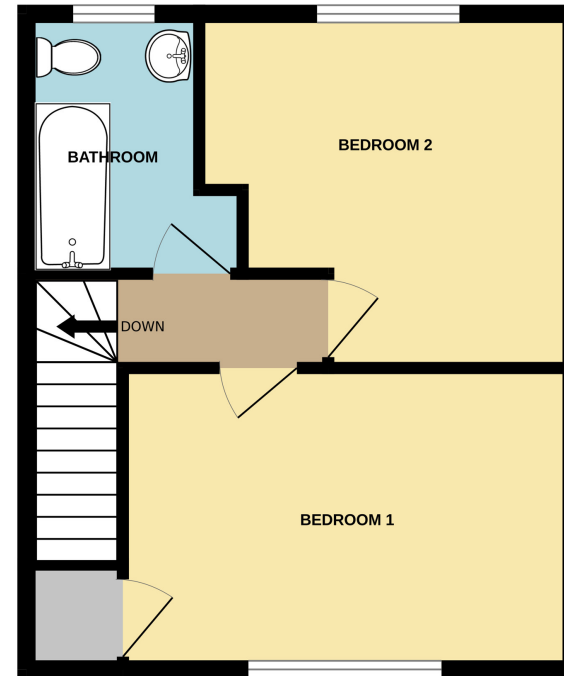
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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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.

