TES PROPERTY









178 High Holme Road, Louth, LN11 0JX

Asking Price: Guide Price £140,000

Attention Investors

TES Property bring to the market this mid terrace property located within the conservation area of Louth, just a short walk into the town centre. The property requires modernisation throughout and internally comprises two flats with separate access, located in a prominent corner position close to amenities and achieving a current rental income of £11,280 per annum.

Location
The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.
It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Accommodation

Ground Floor Flat (178A)

Lounge 18'0" x 13'6" (5.49m x 4.14m)

Kitchen 14'7" x 5'1" (4.47m x 1.57m)
With single drainer sink unit, range of base and wall cupboards with integrated appliances.

Bedroom 1 10'6" 9'9" (3.21m 2.98m)

Bedroom 2 12'4" x 13'6" (3.78m x 4.14m)

Shower Room
With suite comprising shower cubicle, low suite w.c and wash basin.

First Floor Flat (178)

Staircase to Landing

Lounge 13'4" x 12'2" (4.07m x 3.73m)

Dining Room 10'4" x 7'3" (3.16m x 2.23m)

Kitchen 10'5" x 8'10" (3.19m x 2.70m)
With single drainer stainless steel sink unit, range of base and wall cupboards with integrated appliances.

Bedroom 1 13'5" x 8'9" (4.10m x 2.67m)

Bedroom 2 9'9" x 8'2" (2.98m x 2.50m)

Bathroom
With suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c.

Outside
Small shared yard with possible car parking space.

Tenancies
We understand that 178B is currently let by way of an AST at £490 pcm and 178A is currently let by way of an AST at £450 pcm.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band
East Lindsey Council Tax Band A

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

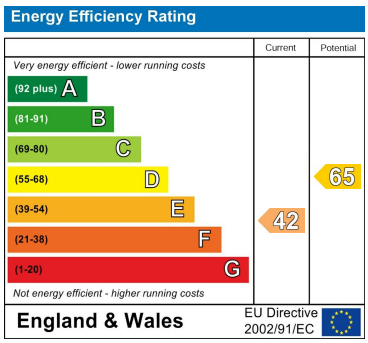
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk