



46 Queen Street, Louth, LN11 9BL

Guide Price £159,950

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 and all local amenities. The property requires modernisation throughout and internally comprises a ground floor flat and 4 bedsits, achieving a current rental income of £17,220 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

Double Bedroom 12'4" x 14'9" (3.77m x 4.51m)

With sash window to front, radiator.

Bedroom 2 9'2" x 9'8" (2.8m x 2.95m)

With sash window to rear, radiator.

Step up to Living Room 12'6" x 11'10" (3.82m x 3.63m)

With radiator, wall mounted boiler, sash windows.

Living Room/Dining Room 17'3" x 14'1" (5.27m x 4.3m)

With brick fireplace with tile hearth and wooden mantle, 2x cupboards and radiator.

Kitchen 9'8" x 7'4" (2.95m x 2.25m)

With base and wall units with drawers, stainless steel sink and drainer, space for fridge freezer, hob and tile splashbacks.

Bathroom

With w.c, bath with electric shower over, wash hand basin, extractor, single glazed unit to side.

First Floor

Bedsit 1 12'2" x 12'4" (3.71m x 3.77m)

With sink and single glazed window.

Bedsit 2 10'5" x 9'1" (3.2m x 2.769m)

With sink and single glazed window.

Bathroom

Second Floor

Bedsit 3 10'7" x 11'8" (3.25m x 3.58m)

With sink and single glazed window to rear.

Bedsit 4 9'8" x 12'5" (2.95m x 3.8m)

With sink and single glazed window.

Kitchen

Outside

Rear Courtyard Garden

Brick Store

Tenancies

We understand that the ground floor flat is currently let at a rent of £475 pcm and the bedsits are let at a rent of £240 pcm each.

Tenure

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

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.

Brochure Prepared

July 2024

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