



**58 Upgate, Louth, LN11 9JN**  
**Asking Price £139,950**

**\*\* ATTENTION INVESTORS \*\* BUY TO LET\*\***

TES Property bring to the market this semi-detached townhouse located in the heart of Louth town centre. This three storey building currently comprises a 1 bedroom ground floor flat and a 2 bedroom flat to the upper floors. The property benefits from a full fire alarm system and gas fired central heating to each flat.

## 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

### Common Entrance Lobby

#### Flat 1

##### Lounge 12'11" x 15'8" (3.94m x 4.78m )

With radiator.

#### Inner Hallway

##### Kitchen 15'7" x 8'9" min (9'8" max) (4.77m x 2.68m min (2.96m max))

With 1 1/2 bowl sink unit, range of base and wall cupboards, fitted oven and hob, tiled splashbacks, uPVC double glazed window, door to rear, radiator, and under stairs storage area.

##### Bedroom 12'6" x 11'5" (3.83m x 3.48m )

With radiator, uPVC double glazed window, and Viessmann gas boiler for central heating and hot water.

#### Bathroom



With panelled bath, pedestal wash basin, low level wc, tiled splashback, tiled floor, and radiator.

#### Flat 2

##### Ground Floor Lobby

Staircase to landing with radiator.

##### Lounge 20'0" x 13'0" (6.12m x 3.98m)

With 2x radiators.

##### Kitchen/Diner 14'8" x 12'5" (4.48m x 3.79m )

With 1 1/2 bowl sink unit, range of base and wall units, uPVC double glazed window, breakfast bar, plumbing for washing machine, and Viessmann boiler.

#### Bathroom

With bath, pedestal wash basin, low level wc, tiled splashback walls to half height, radiator, and uPVC double glazed window.

#### Staircase

To landing with large storage cupboard.

##### Bedroom 1 13'5" x 10'5" (4.10m x 3.20m)

With double radiator.

##### Bedroom 2 13'6" x 9'3" (4.13m x 2.83m )

With double radiator.

##### Bedroom 3 10'0" x 12'0" (3.06m x 3.67m)

With radiator.

#### Outside

Enclosed and secure rear yard with brick and pan-tiled outbuilding. Currently used for storage, but with potential for conversion, (subject to planning).

#### 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.

#### Tenancies

The ground floor flat is currently achieving a rent of £495 pcm and the first floor flat is achieving a rent of £525 pcm.

#### Brochure Prepared

April 2025

#### 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

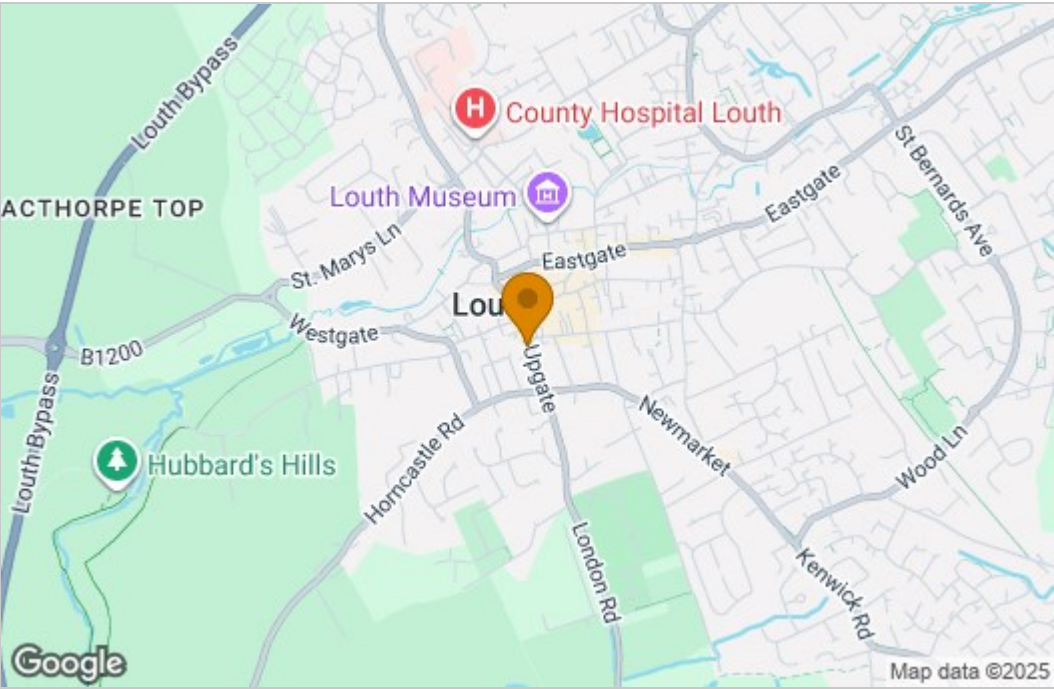


Floor Plan

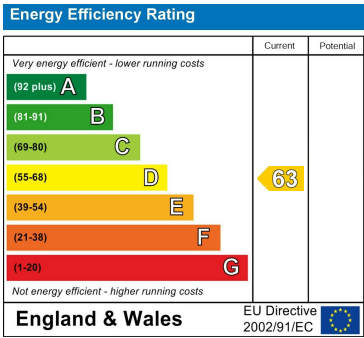


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.