TES PROPERTY









140 St. Bernards Avenue, Louth, LN11 8BJ

Asking Price £113,500

BUY TO LET INVESTMENT

TES Property bring to the market this first floor apartment for sale with a tenant in situ, located just a short drive to the town centre, shops and amenities. Internally consisting of two bedrooms, a kitchen, living room and bathroom. and externally benefitting from a rear garden.

Location - Louth

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

Steps to the side of the property lead up to the front door. You enter the property via a uPVC door into the entrance lobby with stairs up to the landing.

Landing



With loft access hatch, radiator and smoke alarm. Doors lead into all rooms.

Kitchen 9'6" x 9'11" (2.900m x 3.048m)



The kitchen is fitted with a range of wooden wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with mixer tap and drainer, there is space for an oven, washing machine and fridge and freezer, uPVC double glazed window to the rear, tiled splashbacks and wall mounted boiler.

Living Room 14'8" x 11'4" (max) (4.489m x 3.471m (max))



With feature wooden mantlepiece, a radiator, uPVC double glazed window to the front and a storage cupboard.

Bedroom 8'10" x 9'0" (2.709m x 2.763m)



With radiator, uPVC double glazed window to the rear, loft access hatch and built in storage cupboard.

Bedroom 11'4" x 10'11" (3.456m x 3.330m)



With uPVC double glazed window to the front and a radiator.

Bathroom 7'0" x 5'6" (2.151m x 1.679m)



Fitted with a three piece suite consisting of a w/c, wash hand basin and panelled bath with shower attachment, there is a uPVC double glazed privacy glass window to the rear, radiator, extractor and tiled splashbacks.

Outside
The garden is mainly laid to lawn with established shrubs and patio area.

Agent Notes
We have been advised that there is a monthly management fee of £44.08.

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 leasehold with a lease of 125 years from 2001.

Council Tax
East Lindsey District Council Tax Band A.

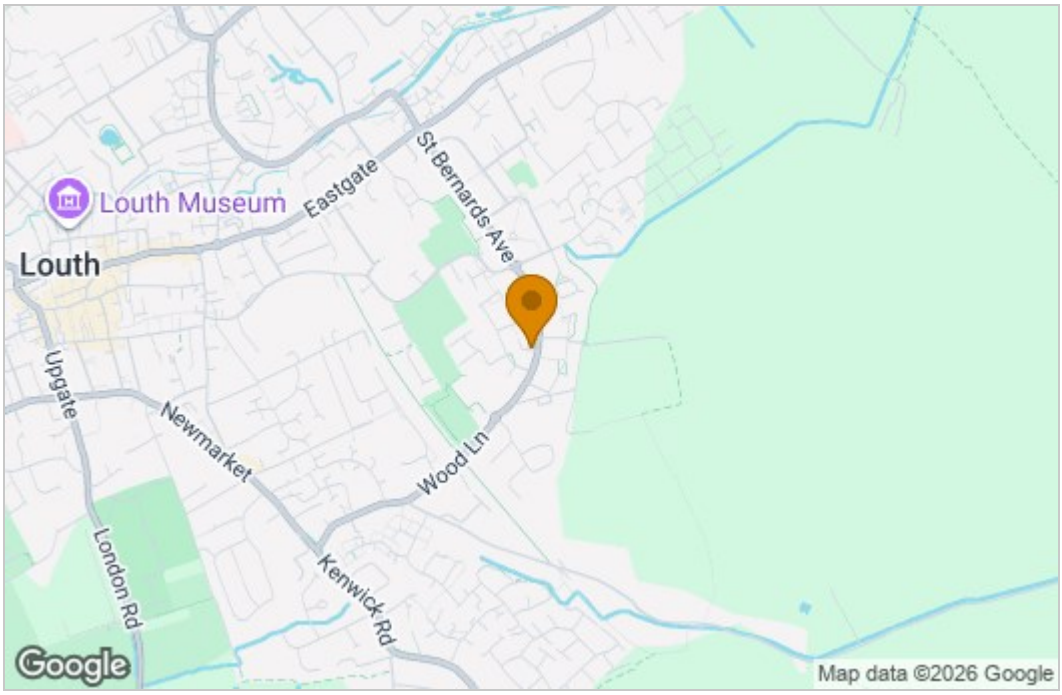
Brochure Prepared
September 2025.

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

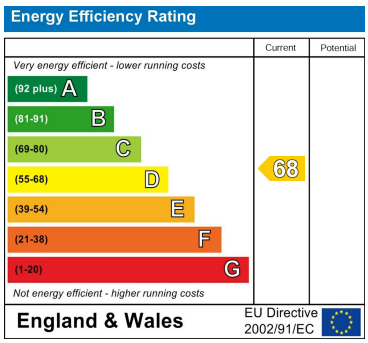
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

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