TES PROPERTY









18B George Street, Louth, LN11 9JU

Asking Price £150,000

NO ONWARD CHAIN

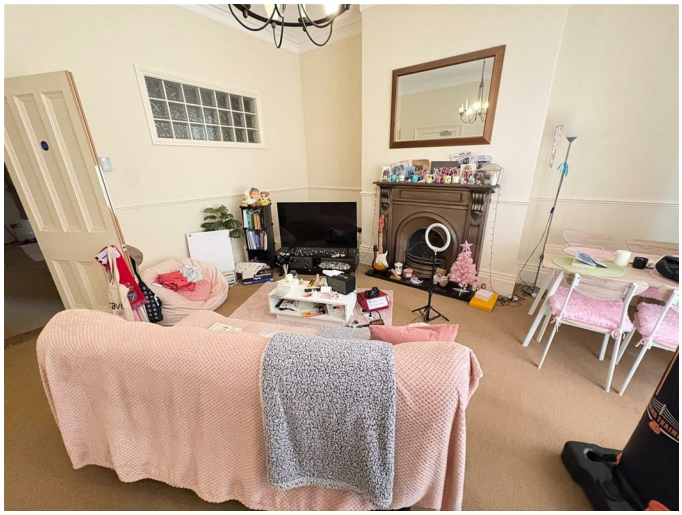
TES Property bring to the market this charming ground floor apartment located in the conservation area of Louth on the popular west side of town, just a 5 minute walk to the town centre and amenities.
Internally comprising one large double bedroom with built in wardrobes, a second single bedroom, kitchen, a spacious sitting room and bathroom.

Externally the flat benefits from sole use of a small rear garden, an allocated parking space and direct access from the car park.

Viewing is highly recommended.

Accommodation
Enter the property via a communal hallway.

Living Room 16'5" x 16'2" (5.025m x 4.93m)



Spacious (25 sqm), high ceiling with feature fireplace and a tiled hearth, copper surround and mantle. There is a single glazed triple window to the front, coving to the ceiling, dado rail and radiator.

Kitchen 7'11" x 11'4" (2.43m x 3.47m)



Fitted with a range of wooden wall, base and drawer units with worktop over incorporating a stainless steel sink unit with drainer. There is an integrated fridge freezer, electric oven with 5 ring gas hob with extractor over, and space for a washing machine. There is tiling to the floors and walls, wall mounted Viessmann boiler and a uPVC double glazed door to the rear decking area with staircase to rear garden and parking area.

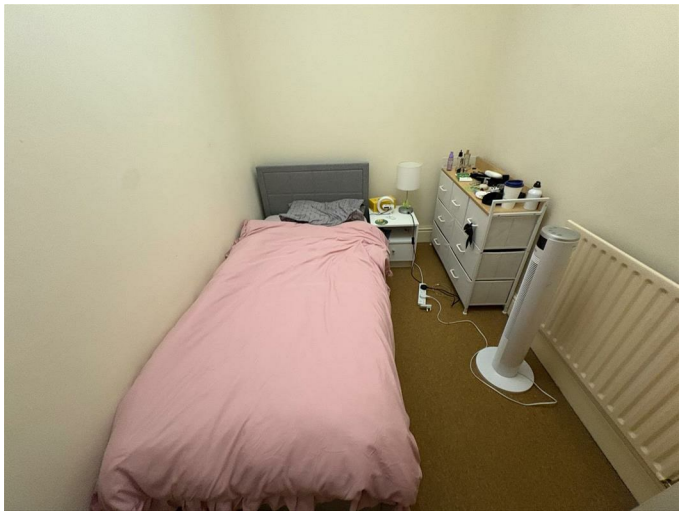
Hallway 3'10" x 9'6" (1.18m x 2.90m)
With radiator and dado rail.

Bedroom 1 12'9" x 10'9" (3.89m x 3.28m)



Large double bedroom with fitted wardrobes, double glazed window to the rear and a radiator.

Bedroom 2 6'5" x 9'10" (1.96m x 3.00m)



Single bedroom with radiator.

Bathroom 5'7" x 8'3" (1.71m x 2.52m)



Fitted with a three piece suite consisting of a w.c, wash hand basin and bath with shower over and glass screen.

There is a shaving point, radiator, fully tiled walls and light up mirror.

Council Tax
East Lindsey District 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

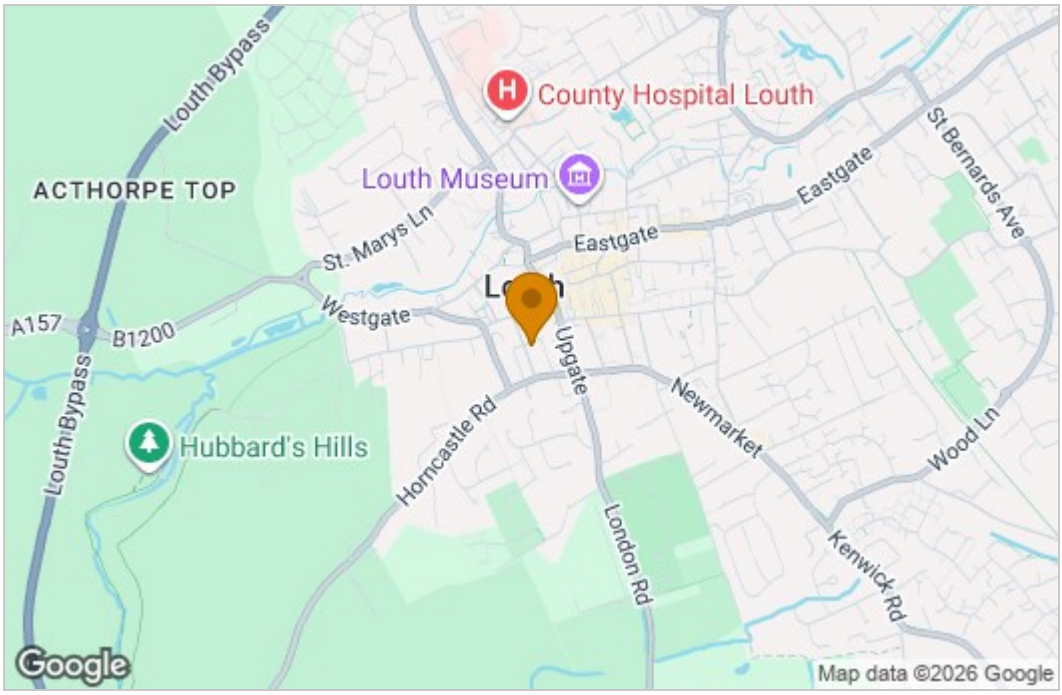
Brochure Prepared
September 2026.

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.

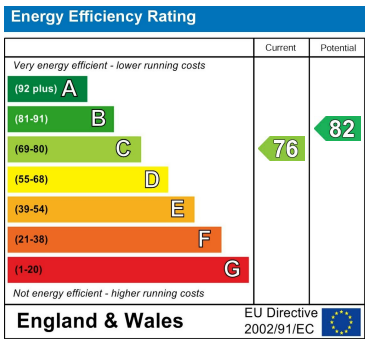
Tenure
The property is leasehold with 125 years remaining.

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.

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