

58 UPGATE,  
LOUTH  
LN11 9JN



## FOR SALE WITH VACANT POSSESSION

- Excellently situated residential investment property
- Good sized 1 Bedroom flat to ground floor
- 3 Bedroomed flat on upper floors
- Outside yard with outbuilding
- Good potential for letting

**PRICE: £150,000**

TURNER  
EVANS  
STEVENS  
LIMITED  
Estate Agents  
Valuers  
Auctioneers  
Surveyors

GRIMSBY  
21 St Mary's Gate DN31 1JE  
T 01472 362020 F 362040

LINCOLN  
12 Newland LN1 1XD  
T 01522 511665 F 511830

LOUTH  
6 Cornmarket LN11 9PY  
T 01507 601633 F 603917

Also  
1 Queen Street LN11 9AU  
T 01507 602264 F 600036

MABLETHORPE  
16b Victoria Road LN12 2AQ  
T 01507 473476 F 479852

SKEGNESS  
32 Roman Bank PE25 2SL  
T 01754 766061 F 610382

SPILSBY  
34 High Street PE23 5JH  
T 01790 752151 F 754537

SUTTON ON SEA  
2 Evergreen Walk  
High Street LN12 2SW  
T 01507 441166 F 443481

WOODHALL SPA  
10 The Broadway LN10 6ST  
T 01526 354111 F 354222

[www.tes-property.co.uk](http://www.tes-property.co.uk)

Registered in England 03710262

## **INTRODUCTION**

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's and Aldi.

## **ACCOMMODATION**

### **COMMON ENTRANCE HALL**

#### **FLAT 1**

##### **LOUNGE**

3.94m x 4.79m with radiator

##### **INNER HALLWAY to**

##### **KITCHEN**

4.77m x 2.68m min 2.96m max with 1 ½ 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**

3.83m x 3.48m with radiator, upvc double glazed window, Viessmann gas boiler for central heating and hot water.

##### **BATHROOM**

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

#### **FLAT 2**

### **GROUND FLOOR LOBBY and staircase to landing with radiator.**

##### **LOUNGE**

6.12m x 3.98m with two radiators.

##### **KITCHEN/DINER**

4.48m x 3.79m with 1 ½ 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 w.c., tiled splashback walls to half height, radiator and upvc double glazed window.

### **STAIRCASE to landing with large storage cupboard**

##### **BEDROOM 1**

4.10m x 3.20m with double radiator.

##### **BEDROOM 2**

4.13m x 2.83m with double radiator.

##### **BEDROOM 3**

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**

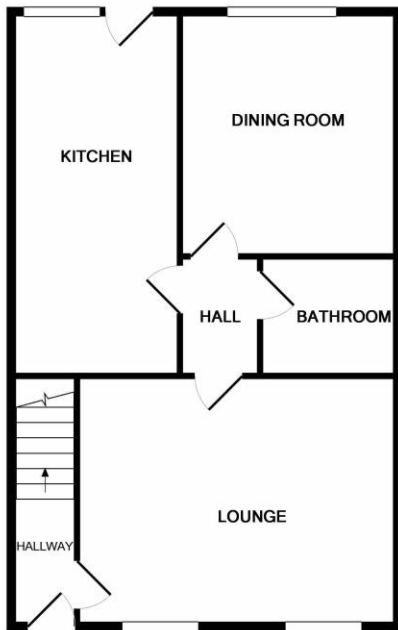
All mains services are connected, there is a full fire alarm system installed and gas fired heating to each flat.

**TENURE**

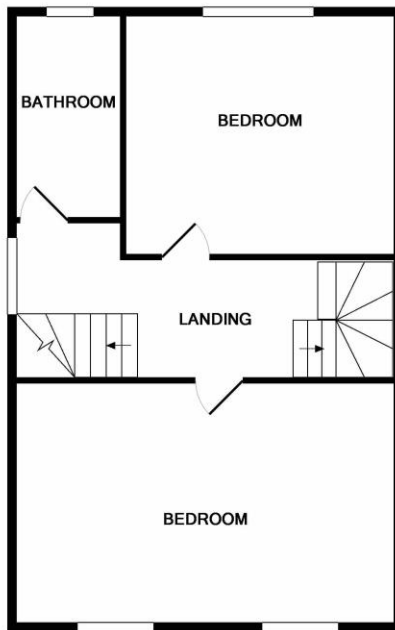
The property is Freehold and offered with full vacant possession.

**VIEWING**

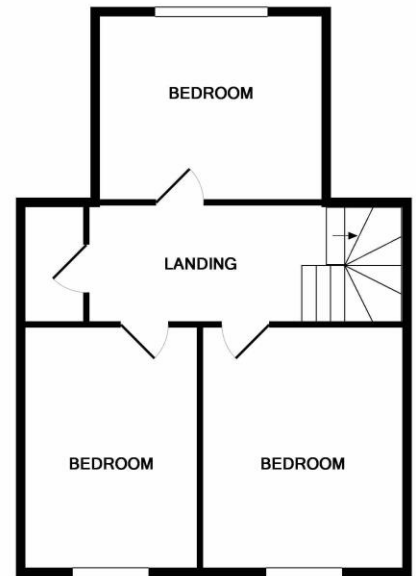
Strictly by appointment with the sole selling agents, Turner Evans Stevens 01507 602264



GROUND FLOOR



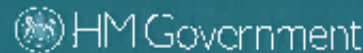
1ST FLOOR



2ND FLOOR

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  
Made with Metropix ©2019

# Energy Performance Certificate



58, Uppgate, LOUTH, LN11 9JN

**Dwelling type:** Semi-detached house  
**Date of assessment:** 02 December 2019  
**Date of certificate:** 02 December 2019

**Reference number:** 8391-4026-8829-3007-7213  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 164 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,359
Over 3 years you could save	£ 1,275

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 327 over 3 years	
Heating	£ 3,717 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 4,359</b>	<b>£ 3,084</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
63	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,026
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
3 Replace single glazed windows with low-E double glazed windows	£3,800 - £6,500	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING SELLING?** **OF** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES FINANCE** **&** If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
- SURVEYS** We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
- MANAGEMENT LETTING** **&** We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
- COMMERCIAL** We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at [www.tes-property.co.uk](http://www.tes-property.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk). We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
- DISCLAIMER** Notice is hereby given that these particulars are set out for the guidance of proposed purchasers and, although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

*In association with*

