



35 Eve Street Louth LN11 0JJ

£115,000

Council Tax Band A

**JOHN TAYLORS**  
EST. 1859

**A spacious Victorian terrace house located in the centre of Louth next to the River Lud and conveniently situated for all of the town's local amenities. The property would benefit from some modernisation but has two good size reception rooms and bedrooms as well as a larger than average bathroom for a property of this size. EPC rating E.**

#### **Location**

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

#### **Rooms**

##### **Lounge**

With brick fireplace, built-in meter cupboard, dado rail, electric storage heater, uPVC double glazed window, and front door. Measurements into chimney recess.

13'4" x 9'8" (4.11m x 3m)

##### **Dining room**

With dado rail, electric storage heaters, uPVC double glazed window and staircase to first floor. Measurements into chimney recess and staircase.

13'4" x 12'1" (4.1m x 3.7m)



##### **Kitchen**

With fitted wall and base cupboards, roll top work surfaces, stainless steel sink and drainer, integrated electric oven, hob, and extractor hood, tiled splash backs, uPVC double glazed window and rear access door, space for washing machine, electric storage heater.

11' x 6'9" (3.38m x 2.11m)

##### **Stairs to first floor landing**

With access to roof space.

##### **Bedroom 1**

With electric storage heater, uPVC double glazed window. Maximum width measurement.

13'5" x 9'8" (4.12m x 3m)

##### **Bedroom 2**

With uPVC double glazed window and electric storage heater.

11'1" x 6'9" (3.4m x 2.12m)

##### **Bathroom**

With panel bath and shower over, wash-basin, WC, uPVC double glazed window, wall mounted electric fan heater, built in airing cupboard housing hot water cylinder.

12'1" x 7' (3.69m x 2.14m)

##### **Outside**

To the front of the property is a small gravel area. Behind the house is a small concrete yard with the River Lud adjacent.

### **Services**

We understand the property has mains water, electricity and drainage.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the governments online portal, the property is currently in Council Tax Band A.

### **Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### **Please Note**

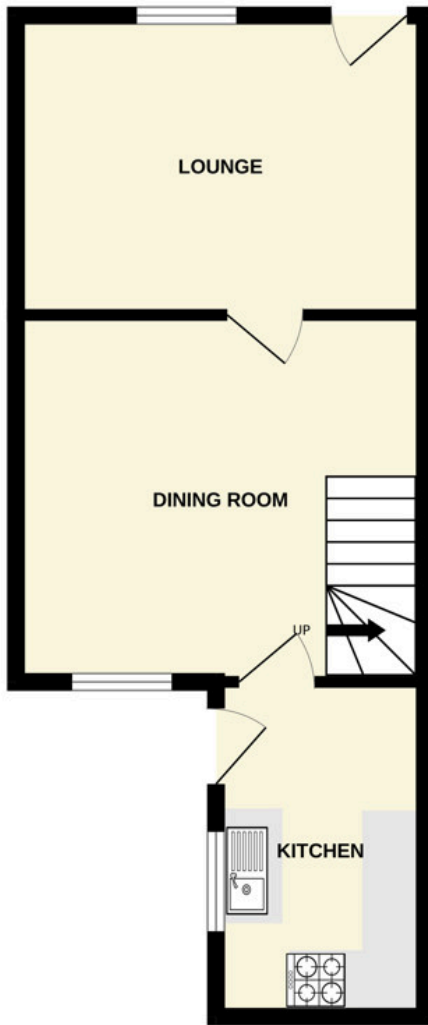
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### **Thinking Of Selling?**

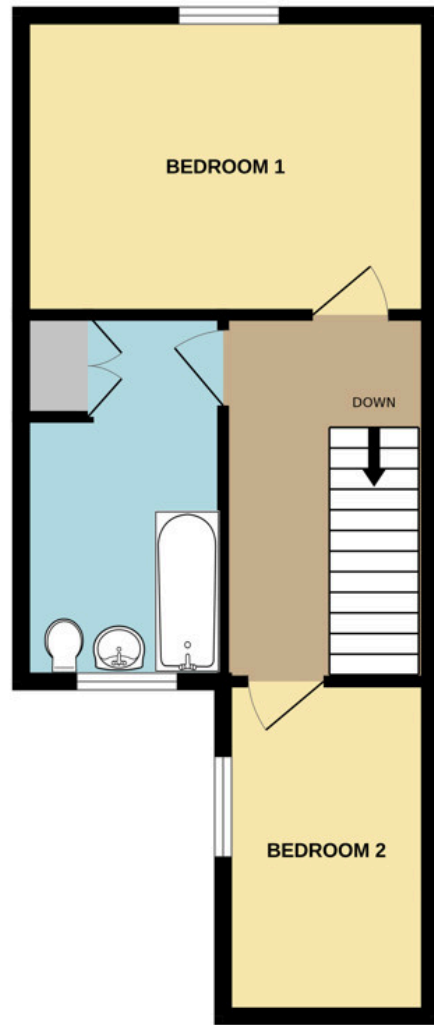
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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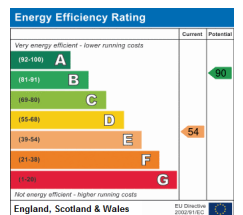
**John Taylors**

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.