



5 Wallis Road Louth LN11 8DT

£115,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**A good size three bed roomed end terraced house which benefits from ample off street parking, but does requires a scheme of modernisation. No forward chain. EPC rating C.**

### **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**

#### **Entrance Hall**

With uPVC double glazed front door, radiator and telephone point.

#### **Lounge**

With two uPVC double glazed windows and a radiator. Minimum depth measurement. 14'6" x 11'3" (4.46m x 3.45m)

#### **Kitchen**

With fitted wall & base cupboards, stainless steel sink with double drainer, radiator, uPVC double glazed window and pantry cupboard. Maximum depth & minimum width measurements. 9'4" x 9'1" (2.87m x 2.79m)

#### **Rear Entrance Lobby**

With uPVC double glazed rear entrance door. 7'9" x 5'4" (2.43m x 1.67m)

#### **Stairs To First Floor Landing**

With access to roof space and built-in airing cupboard housing an Ideal Logic gas-fired central heating boiler.



#### **Bedroom 1**

With radiator and two uPVC double glazed windows. 11'5" x 11'4" (3.51m x 3.49m)

#### **Bedroom2**

With uPVC double glazed window and radiator. Maximum depth measurement. (11'4" x 7' (3.49m x 2.14m)

#### **Bedroom 3**

With built-in wardrobe, radiator and uPVC double glazed window. Minimum width measurement. 9' x 6' (2.76m x 1.84m)

#### **Bathroom**

With panel bath, wash basin, WC, radiator & two uPVC double glazed windows. 6'3" x 5'8" (1.93m x 1.79m)

#### **Outside**

The front garden comprises of a shaped lawn with flower & shrub borders as well as a concrete and gravel driveway. The rear garden is mostly laid to lawn with a fence and hedge enclosure.

#### **Services**

The property is understood to have mains water, electricity, gas and drainage. Gas central heating.

#### **Mobile**

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Vodafone and Three are limited.

#### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 9 Mbps and an upload speed of 0.9 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download 10000 Mbps with upload speed of 10000 Mbps Openreach, Upp, and Virgin Media network is available.



**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**

The property has had structural movement which according to a recent structural survey report has been caused by a leaking drainpipe, however Anglian Water have carried out a CCTV inspection and found there are no defects.

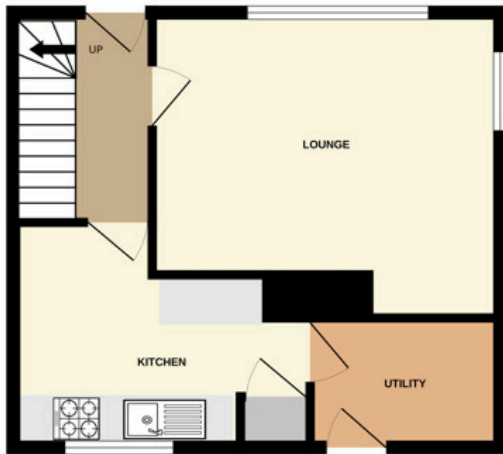
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

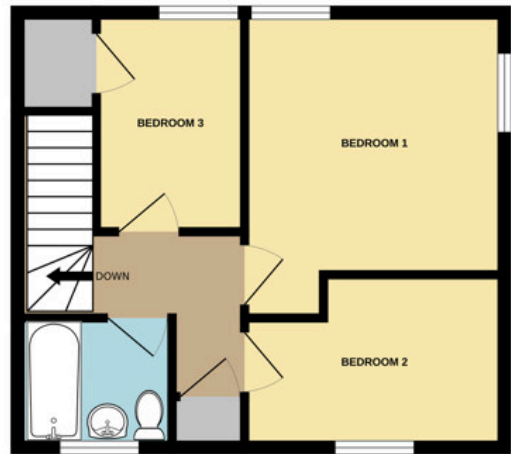
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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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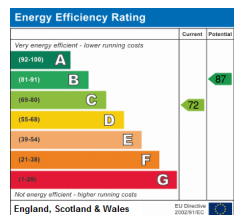
**John Taylors**

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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.