CHOICE PROPERTIES

Estate Agents

1 Harrier Road,
Louth, LN11 0ZL

25% Shared Ownership £45,000



Choice Properties are delighted to offer the rare opportunity to purchase 25% of this impressive three bedroom end of terraced shared ownership house. The property is situated on Harrier Road located in the sought after market town of Louth and internally features a spacious living room, a contemporary kitchen, a downstairs wc, three bedrooms, and a family bathroom. To the exterior, the property boasts a fully enclosed garden and a driveway with space for two vehicles. Early viewing is highly advised.

The Property Ombudsman
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With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway
15'6 x 6'7
With composite entrance door. Staircase leading to first floor landing. Consumer unit. Under stairs storage cupboard. Internal doors to all downstairs rooms. Power points. Telephone point.

Kitchen
10'10 x 8'2
Fitted with a range of wall and base units with work surfaces over. One and half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with stainless steel splashback and pull out extractor hood over. Space for freestanding fridge freezer. Plumbing for washing machine. Power points. Radiator. uPVC window to front aspect. 'Ideal' gas combi boiler.

Living Room
12'8 x 15'3
Spacious living room with space for a dining table. uPVC window to rear aspect. External composite door leading to rear garden. Radiator. Power points. Tv aerial point. Telephone point.

Downstairs WC
4'5 x 6'0
Fitted with a push flush wc and a pedestal wash hand basin with single taps and a tiled splash back. Radiator. Extractor.

Landing
3'7 x 8'6
Internal doors to all first floor rooms. Power points. Radiator. Access to loft via loft hatch.

Bedroom 1
10'1 x 11'8
Double bedroom with two uPVC windows to front aspect. Radiator. Power points.

Bedroom 2
11'2 x 8'7
Double bedroom with uPVC window to rear aspect. Radiator. Power points.

Bedroom 3
11'2 x 6'3
Single bedroom with uPVC window to rear aspect. Radiator. Power points.

Bathroom
6'8 x 6'3
Fitted with a three piece suite comprised of a panelled bath with fully tiled shower over, a pedestal wash hand basin with single taps and tiled splashback, and a push flush wc. Spot lighting. Extractor.

Gardens
To the rear, the property features a fully enclosed rear garden with fencing to the perimeter. The garden is predominantly laid to lawn but does feature a small patio area ideal for outdoor seating. The rear garden is directly accessible from the front of the property via a side access gate that leads from the driveway. The rear garden further benefits from outdoor lighting, power, and water.

Driveway
Tarmac driveway providing off the road parking space for two vehicles.

Tenure
25% Shared Ownership.

Rent - 372.46
Total Service Charge - £27.30
Building Insurance - £19.93

TOTAL: £419.69

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band

Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

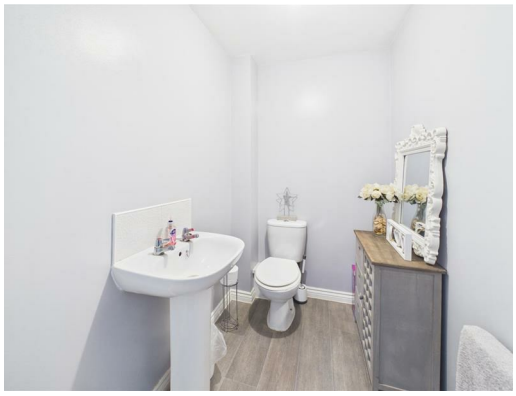
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





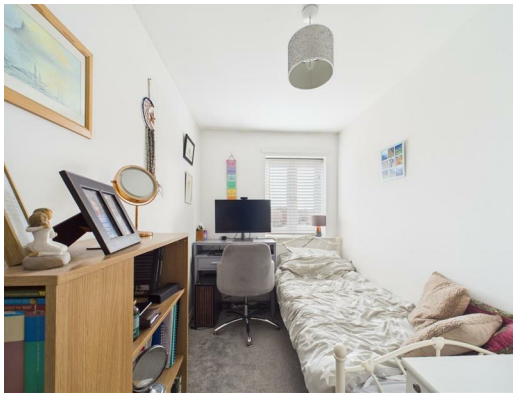








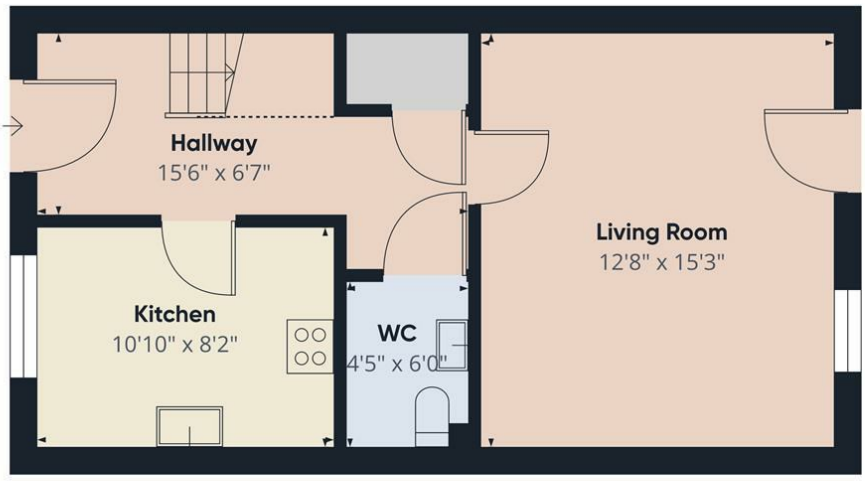


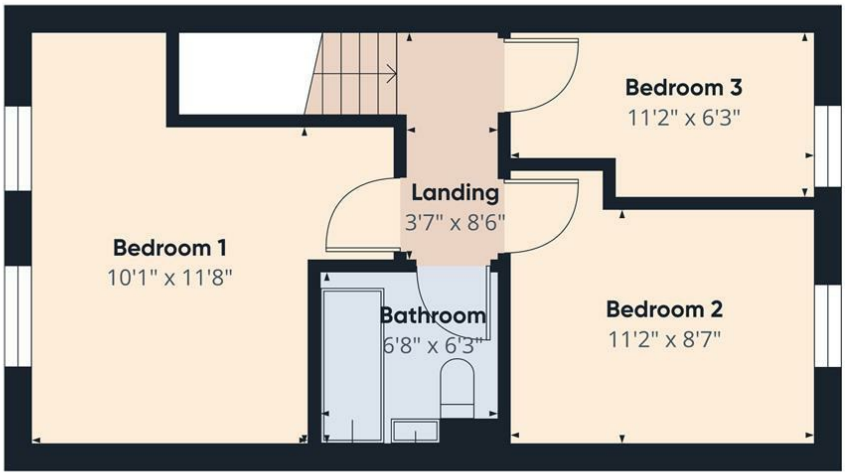








Floor 0



Floor 1

Approximate total area(1)

822 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then turn Left onto Albatross Way. Continue for 200m then turn left onto Harrier Road. The property can be found immediately on the left hand side.

