JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£110,000

NO ONWARD CHAIN Formally a handsome early Victorian townhouse, this delightful period property has been in the past converted into two self-contained flats . This grade II listed property offers excellent versatility, it would also lend itself perfectly to being restored into a single elegant residence once again.

98 Upgate

Louth, LN11 9JN.

Council Tax A

THE PROPERTY

KEY FEATURES

Grade II listed











Auction Date: 25/11/2026 10am & 26/11/2026. The sale of this property will take place on the stated date with Eddisons Auctions by way of live streamed auction and is being sold under the unconditional sale type.

NO ONWARD CHAIN Formally a handsome early Victorian townhouse, this delightful period property has been in the past converted into two self-contained flats . This grade II listed property offers excellent versatility, it would also lend itself perfectly to being restored into a single elegant residence once again. Situated within the towns conservation area, the property retains many original and character features, showcasing the charm and craftsmanship of the early Victorian period and is located just a short distance from the town centre which enjoys a wide range of shops, cafés and local amenities. EPC rating C.

what3words: noises.sleep.goals











Rooms & dimensions

Communal Entrance Hall

With hardwood front door and fan light over, cornicing to ceiling, radiator and electric consumer unit.

Ground Floor Flat

With flush fronted door opening to:

Lounge — 3.96 x 5 metres

With sash window and secondary glazing, cornicing to ceiling, tiled fireplace, deep skirting boards, radiator. Maximum width measurement.

Inner Hallway

With under the stairs cupboard and further built-in storage cupboard.

Bedroom /Diningroom — 3.6 x 3.71 metres

With built-in alcove storage cupboards, uPVC double glazed window, radiator, six panel door. Minimum width measurement.

Bathroom — 1.55 x 2.6 metres

With panel bath, close couple toilet, wash basin, uPVC double glazed window and Viessmann gas fired central heating boiler.

Kitchen — 2.92 x 2.91 metres

With fitted wall and base cupboards, stainless steel sink and drainer, uPVC double glazed rear entrance door and window.

First Floor Flat Entrance

With staircase leading to first floor.

Landing

With access to roof space, radiator, original staircase handrail and newel posts, built-in cupboards.

Lounge — 2.82 x 3.99 metres

With sash window having secondary glazing and enjoying views across to St Mary's church, solid fuel stove, alcove shelving, exposed pine floorboards, radiator. Maximum width measurement.

Bathroom — 1.6 x 3.58 metres

With panel bath, close couple toilet, wash basin, Edwardian style radiator & heated towel rail, uPVC double glazed window and part tiled walls.

Bedroom — 2.79 x 3.62 metres

With uPVC double glazed window, radiator and telephone point. Maximum depth and width measurements.

Bedroom Two — 2.94 x 2.3 metres

With radiator, exposed pine floor boards and sash window with secondary glazing.

Kitchen — 3 x 4.7 metres

With fitted wall and base cupboards, worktops, PVC sink and drainer board, radiator, ornate cornicing to ceiling, uPVC double glazed patio doors leading out to rear garden, gas fired central heating Combi boiler and staircase leading up to attic room. Maximum measurements.

Attic Room — 3.09 x 4.72 metres

With radiator, exposed pine floorboards, uPVC double glazed window. Maximum depth & minimum width measurements.

Rooms & dimensions

Outside

To the front of the property is a small raised garden laid to gravel as well as steps leading up to the communal entrance door. The rear garden has a split level with the lower section comprising of a courtyard area with steps leading up to the upper garden which includes a timber deck area, paved footpath, patio & gravel bed. At the end of the garden is a small brick store as well as a gate which opens out to a shared pathway leading to South Street.

Services

The properties are understood to have mains water, electricity, water, and drainage. Each flat has gas central heating.

Council Tax Band

According to the government online portal, each flat is in Council Tax Band A.

Tenure

We are informed by the seller that the flats are freehold.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps and a ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps. Openreach and Nextfibre are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from 74% from EE, 74% Coverage from 02, 72% from Vodafone and 62% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John
Taylors, they will need to undertake an identification check and asked to
provide information on the source and proof of funds. This is done to meet
our obligation under Anti Money Laundering Regulations (AML) and is a
legal requirement. We use a specialist third party service together to verify
your information. The cost of these checks is £45 inc VAT per person, which
is paid in advance, when an offer is agreed and prior to a sales memorandum
being issued. This charge is nonrefundable under any circumstances.

Auction details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction deposit and fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

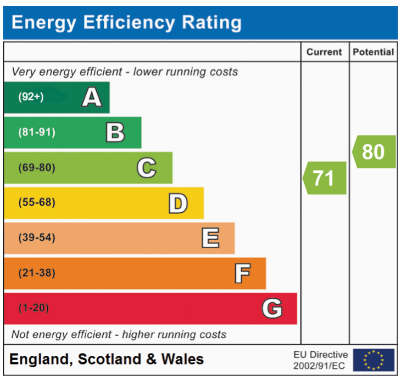
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EST. 1859

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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 sale 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.



Address: Louth, LN11