



Taurus Avenue, North
Hykeham



£925 PCM

- Virtual Viewing Available
- Three Bedroom Mid Terrace
- Two Allocated Parking Spaces
- EPC Grade C
- Council Tax Band B
- Holding Deposit £213
- Deposit £1,067
- Available End of June



Newton Fallowell are pleased to offer for rent this modern three bedroom mid terrace house situated in the popular and sought after area of North Hykeham. The Property has accommodation comprising: Hall, Cloakroom, Lounge, Kitchen/Diner, Master Bedroom with Ensuite Shower Room, two further Bedrooms and a family Bathroom. Outside, there are gardens to rear along with two Parking Spaces. EPC Grade C, Council Tax Band B. Deposit £1,067. Available from 24th June 2024.

Entrance Hall

Door to front elevation.

Cloakroom

Window to front, radiator, wash basin and W.C.

Lounge 15'1" x 17'10" (4.6m x 5.4m)

Window to front, radiator and stairs to first floor.



Kitchen/Diner 9'0" x 15'8" (2.7m x 4.8m)

Window and French doors to rear, radiator, range of base and eye level units with inset sink unit and a built-in oven, hob and hood.

Bedroom One 8'8" x 11'1" (2.7m x 3.4m)

Window to front and a radiator.

Ensuite

With wash basin, W.C and shower enclosure.

Bedroom Two 10'4" x 8'8" (3.1m x 2.7m)

Window to rear and a radiator.

Bedroom Three 6'4" x 8'10" (1.9m x 2.7m)

Window to front and a radiator.

Bathroom

Window to rear, radiator, wash basin, W.C, and bath with shower over.

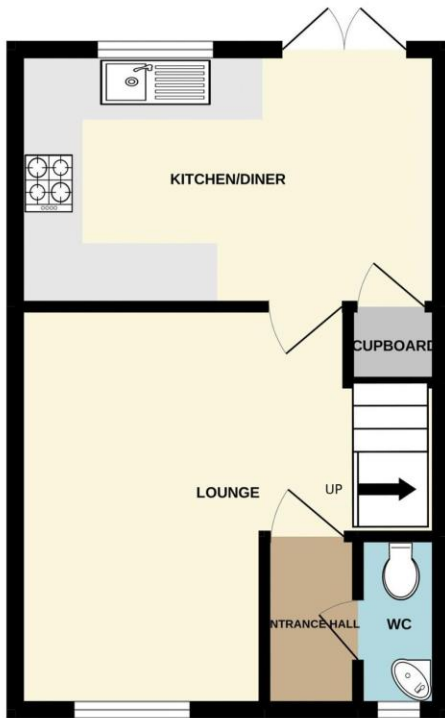
Outside

There is an enclosed garden to the rear of the property, and two allocated parking spaces.

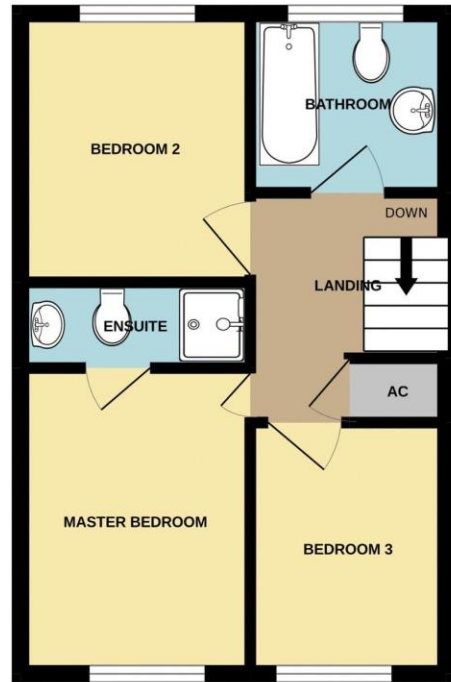
Agents Note

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GROUND FLOOR



1ST FLOOR



TAURUS AVENUE, LN6 9FJ

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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