



# the agent

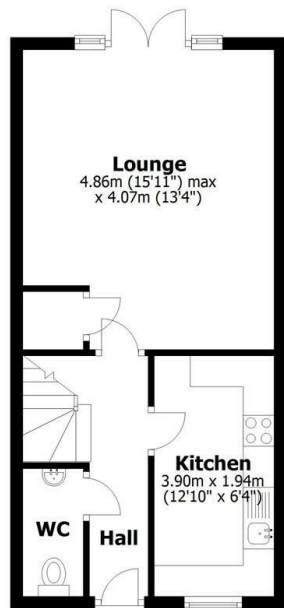


## 17 Mercury Close, North Hykeham, Lincoln, LN6 9FH

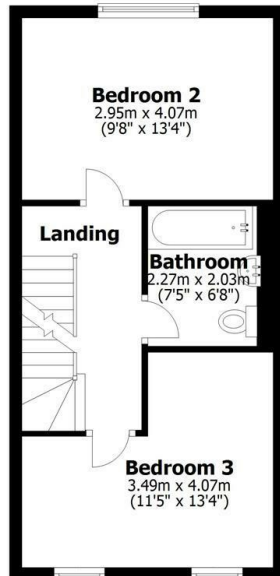
Price Range £215,000

- Three Double Bedrooms - Rental Investment
- Downstairs WC
- Ensuite to Master Bedroom
- EPC Rating C - Council Tax Band C
- Kitchen
- Rear Garden and Raised Patio
- Family Bathroom
- Lounge
- Garage
- Currently Let £895 PCM

**Ground Floor**  
Approx. 36.1 sq. metres (388.6 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.3 sq. feet)

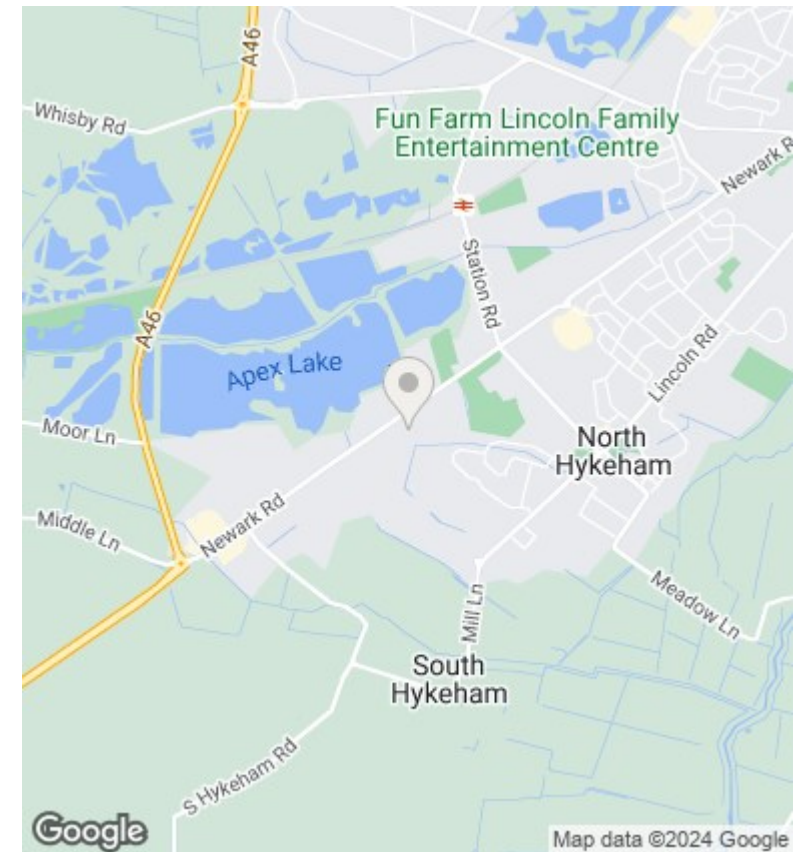


**Second Floor**  
Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 103.5 sq. metres (1114.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.



**Directions**

**Viewings**

Viewings by arrangement only. Call 03330904071 to make an appointment.

**Council Tax Band**

B

**EPC Rating:**

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	