

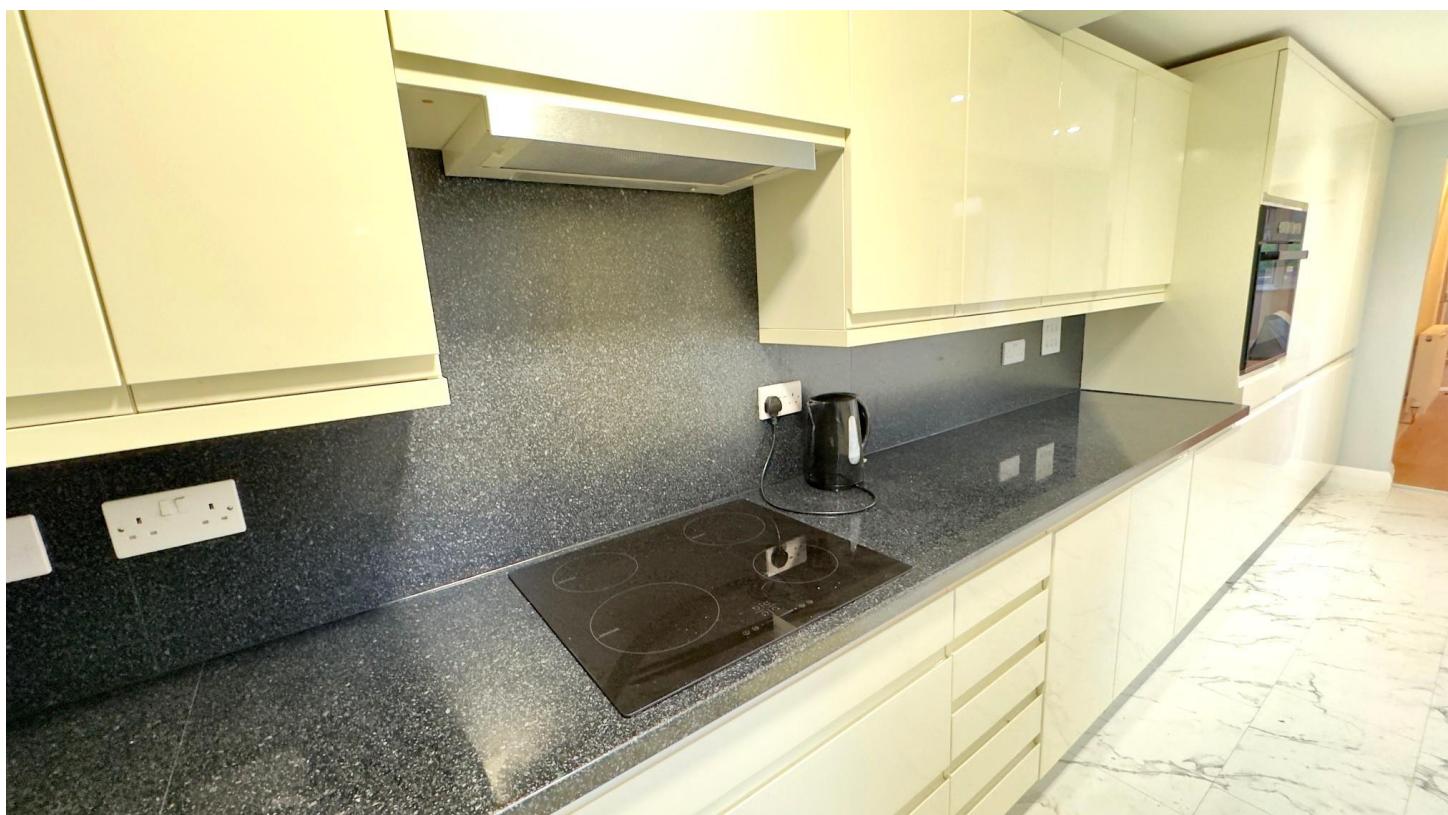


- Fully Refurbished Victorian Property
- Brand New Fitted Kitchen with Full Size Integrated Appliances
- Two Bedrooms
- Front & Rear Gardens
- Rear Garden Gated Access
- On Street Parking

Ropery Road, Gainsborough, DN21 2PD
Monthly Rental Of £750



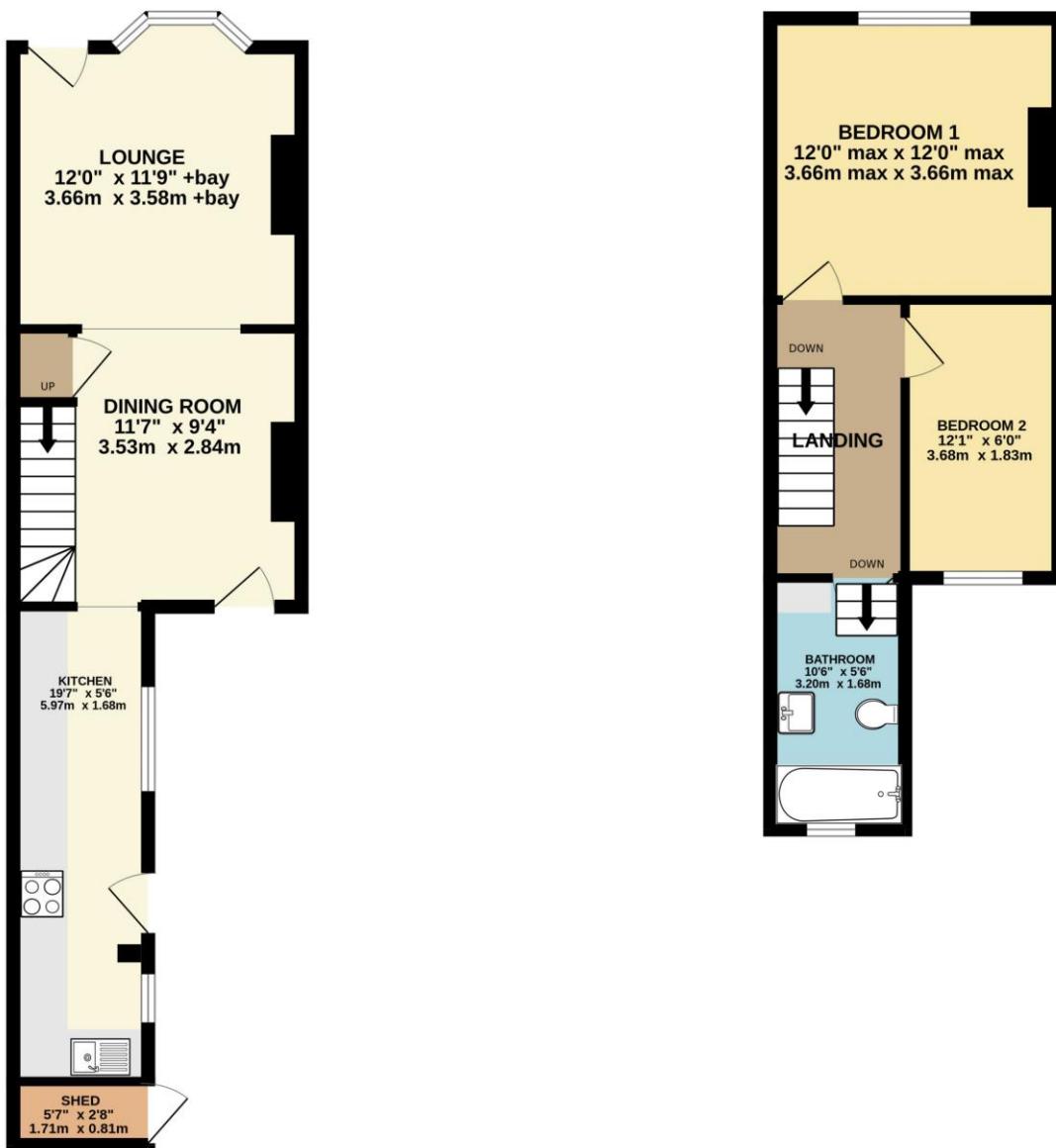
Starkey&Brown are pleased to offer for let this beautifully fully refurbished Victorian property. Offering stylish, modern living and finished to a high standard throughout, this low energy home is ideal for tenants seeking quality, space, and convenience. The property features a brand new fitted kitchen complete with full-size integrated appliances, providing a sleek and practical cooking space. Two well-proportioned bedrooms offer comfortable accommodation, while the layout is bright and welcoming throughout. Externally, the home benefits from both front and rear gardens, with the rear garden offering an attached outhouse with power supply, plus gated access that is ideal for added security and ease of use. On-street parking is available to the front of the property. Council Tax Band: A, EPC Rating: D, Holding Fee: £173, Deposit: £865.





GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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