



2 Stocks Hill Ludford Market Rasen LN8 6AB

£85,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A mid terrace cottage situated in a pleasant position close to the village church. The property is currently tenanted and is an ideal opportunity for a buy to let investor. EPC rating D.

Rooms

Lounge

With uPVC double glazed front door, radiator, uPVC double glazed window & built in alcove cupboard. Measurements into chimney recess.

12'5" x 10'3" (3.83m x 3.16m)

Inner Hallway

With under stairs cupboard.

Bathroom

With corner bath and electric shower over, wash basin, WC, radiator & tiled floor.

9'8" x 4'4" (3m x 1.35m)

Kitchen

With fitted wall and base cupboards, stainless steel sink, worktops, tiled floor, radiator, uPVC double glazed back door, space for washing machine, integrated electric oven and hob, uPVC double glazed window and LPG gas fired Worcester Bosch combination central heating boiler.

10'1" x 9'8" (3.1m x 3m)

Stairs To First Floor Landing

With smoke alarm.



Bedroom 1

With uPVC double glazed window and radiator. Measurements into chimney recess.

11' x 10'2" (3.38m x 3.13m)

Bedroom 2

With uPVC double glazed window and radiator.

11'1" x 7'3" (3.4m x 2.23m)

Outside

The property has a small front garden which is mostly laid to lawn and a rear yard with pedestrian access across the neighbouring property to an allocated parking space. There are also pedestrian rights of access across the front and rear of the property to the benefit of the adjoining properties.

Services

The property is understood to have mains water, electricity and drainage. LPG gas central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.6 Mbps and superfast download speed of 41 Mbps and upload speed of 8 Mbps. Openreach network is available.

Mobile

We understand from the Ofcom website there is no coverage from EE and Three is limited but there is likely coverage from Vodafone and 02.

Tenure

Property is understood to be for freehold and is subject to an assured short tenancy agreement.



Tenancy

The sellers have provided us with a copy of the current Assured Shorthold tenancy agreement dated 25th May 2019 with a rent payable of £400 per month.

Council Tax Band

According to the governments online portal, the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

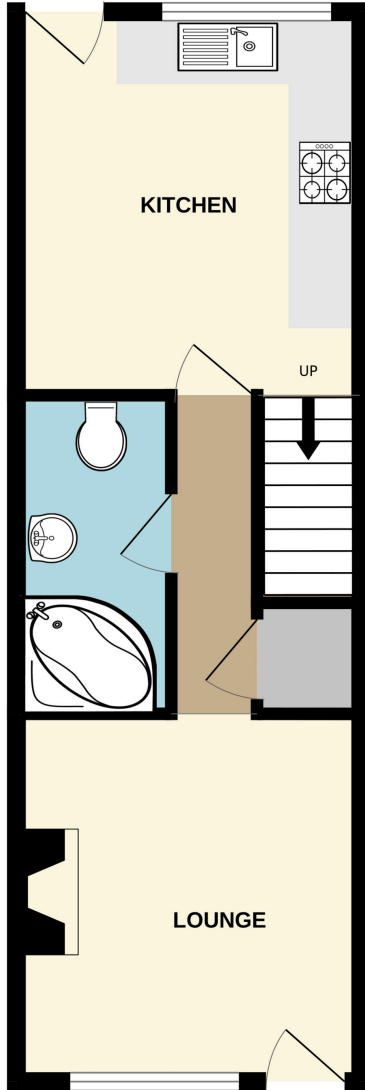
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

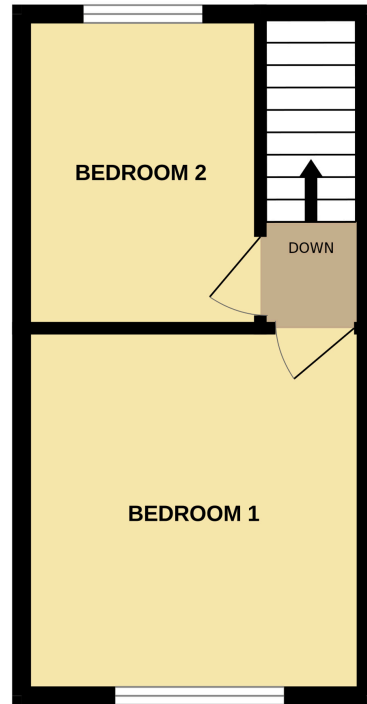
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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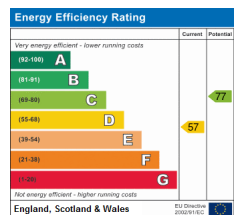
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales 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.