



Old Vicarage Gardens, Skellingthorpe

£725 PCM


MARTIN&CO

Old Vicarage Gardens, Skellingthorpe

Flat

1 Bedrooms, 1 Bathroom

£725 PCM

Date Available: 21st October
2024

Deposit: £825

- Ground Floor Flat
- One Double Bedroom
- Fitted Bathroom
- Fitted Kitchen
- Communal Garden
- Off Road Parking
- Council tax band - A
- EPC grade D

One Bedroom Ground Floor Flat to rent in this converted mid-19th century Victorian Gothic Revival property in the village of Skellingthorpe. Benefits include spacious living, fitted kitchen and bathroom, communal gardens and off road parking.



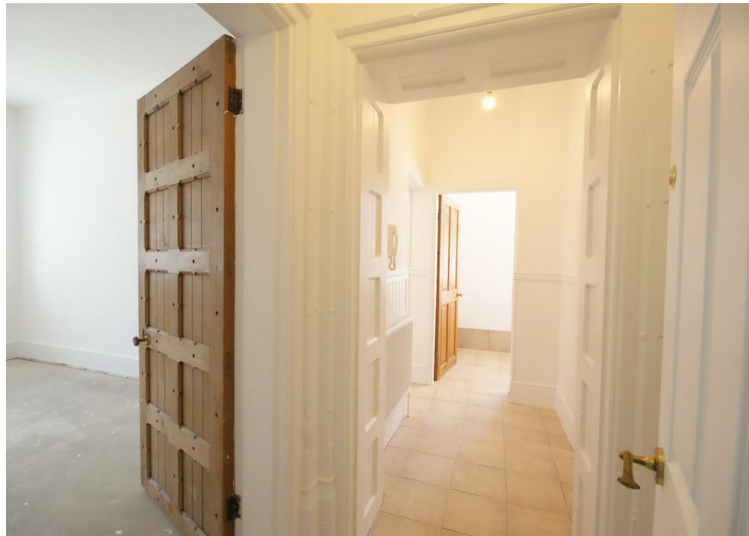
One Bedroom Ground Floor Flat to rent in this converted mid-19th century Victorian Gothic Revival property in the village of Skellingthorpe. Benefits include spacious living, fitted kitchen and bathroom, communal gardens and off road parking.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy
 Council tax band - A - North Kesteven District Council

Broadband (estimated speeds)
 Standard 3 mbps
 Superfast 80 mbps
 Ultrafast -

Mobile (based on calls indoors)
 O2 EE Three Vodafone
 Satellite & Cable TV Availability
 BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.