



Flat 4, 46, Ashby Road, Spilsby

£625 PCM



Willsons
SINCE 1842

Flat 4, 46, Ashby Road,
, Spilsby,
Lincolnshire, PE23 5DW

"AGENT'S COMMENTS"

Spacious 2 bedroom maisonette with UPVC double glazing and Gas central heating throughout. Property spreads over 3 floors. Electric built in cooker and hob. Close to local amenities, Council tax band A. EPC Rating C. No smokers.

LOCATION

Spacious 2 bedroom maisonette with UPVC double glazing and Gas central heating throughout. Property spreads over 3 floors. Electric built in cooker and hob. Close to local amenities, Council tax band A. EPC Rating C. No smokers.



Willsons
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T.01754 896100 | E.skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Access via private front door leading to:-

Entrance Hall

6'0" x 4'10" (1.83 x 1.49)

Entrance leading to stairs, utility meters cupboard

First Floor Landing

8'4" x 4'5" (2.55 x 1.37)

Light fitting, Sockets and switches, access to bathroom, hallway and 2nd floor landing

Bathroom

9'6" x 6'3" (2.90 x 1.92)

UPVC double glazed rear window, partly tiled, 3 piece suite with electric shower over bath with glass water guard, radiator, light fitting, vanity unit, built in storage cupboard.

Kitchen

12'1" x 6'1" (3.69m x 1.86m)

UPVC double glazed rear window, partly tiled, porcelain sink & drainer with stainless steel taps, radiator, light fitting, range of wall & base units, plumbing for washer, wall mounted boiler, built in electric oven & hob, sockets and switches

Lounge

8'9" x 15'3" (2.67 x 4.66)

UPVC double glazed front windows, radiator, light fitting, power points, built in storage cupboards and shelves

Dining Room

18'9" x 8'9" (5.73 x 2.69)

UPVC double glazed rear bay and single window, light fitting, power points, Tv lead, loft access

Bedroom 1

10'10" x 12'2" (3.31 x 3.72)

UPVC double glazed side window, light fitting, power points, radiator, tv lead, built in wardrobe with rail and shelving.

Bedroom 2

10'11" x 12'2" (3.33 x 3.71)

UPVC double glazed side window, radiator, light fitting, power points, loft access.





FLOORPLAN Not to scale – For identification purposes only

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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

