



Queen Street, Market Rasen



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£60,000

- Duplex Apartment
- Repair & Renovation Required
- Town Centre Location
- Two Double Bedrooms
- Cash Buyers Preferred
- No Garden
- Leasehold
- EPC rating D



Two-Bedroom Duplex Apartment in Market Rasen. A fantastic opportunity for investors/developers. This two-bedroom duplex apartment, situated in the heart of Market Rasen, offers great potential and is in need of full renovation.

This property offers spacious lounge, kitchen/diner, two double bedrooms, spacious bathroom and a generous storage room.

Entrance Hall

With entrance door and staircase leading to the first floor.

Lounge 14'9" x 12'8" (4.5m x 3.9m)

With window to the front aspect of the property, fireplace and radiator.

Kitchen/Diner 11'10" x 14'2" (3.6m x 4.3m)

With window to the rear aspect of the property, radiator, base level wooden units with worktop, sink and drainer and wall mounted boiler.



Bedroom One 15'2" x 11'6" (4.6m x 3.5m)

With window to the front aspect of the property and radiator.

Bedroom Two 15'2" x 10'1" (4.6m x 3.1m)

With window to the front aspect of the property and radiator.

Bathroom 11'11" x 9'7" (3.6m x 2.9m)

With window to the rear aspect of the property, shower over bath, pedestal sink, low level wc and a radiator.

Storage Room 7'3" x 6'11" (2.2m x 2.1m)

Situated next to the bathroom, this room is a versatile space ideal for storage.

Leasehold

This property currently has 62 years left on the lease with charges TBC.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

Total floor area 98.9 sq.m. (1,064 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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