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Waterloo Street, Market Rasen



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£95,000



ATTENTION FIRST TIME BUYERS / INVESTORS - This excellent mid terrace house is located in the heart of Market Rasen town. Close to local amenities. 2 bedrooms & 2 reception rooms. Attractive rear garden. VIEWING ADVISED

#### Key Features

- Mid Terraced House
- Town Centre Location
- Close to Local Amenities
- Ideal for 1st Time Buyers/ Investors
- Lounge, Dining Room, Kitchen
- 2 Bedrooms & Bathroom
- EPC rating C
- Tenure: Freehold





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## Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course

## Lounge

3.59m x 3.47m (11'10" x 11'5")

double glazed window to front aspect, radiator, fireplace with gas fire and uPVC double glazed front entrance door

## Dining Room

3.07m x 4.08m (10'1" x 13'5")

under stairs storage cupboard, ornamental fireplace, radiator and built in storage cupboard.

## Kitchen

3.58m x 1.42m (11'8" x 4'8")

a range of fitted base and wall units with contrasting roll edge work surface, single stainless steel sink unit, space for cooker, tiled splash backs, 2 double glazed windows to rear aspect, uPVC double glazed rear entrance door, radiator, polycarbonate roof and ceramic tiled flooring

## Bedroom 1

3.62m x 3.39m (11'11" x 11'1")

double glazed window to front aspect, radiator and over stairs storage cupboard.

## Bedroom 2

1.88m x 3.15m (6'2" x 10'4")

double glazed window to rear aspect, radiator and built in storage cupboard.

## Bathroom

1.26m x 2.62m (4'1" x 8'7")

accessed through bedroom 2, with 3-piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. There are tiled splash backs, radiator, airing cupboard housing gas boiler, vinyl flooring and double glazed window to rear aspect

## Gardens

There is a small garden to the front which is enclosed by fencing. There is a generous rear gardens which is long and mostly laid to lawn with patio area, various plants and shrubs and brick built outbuilding.

## Agents Notes

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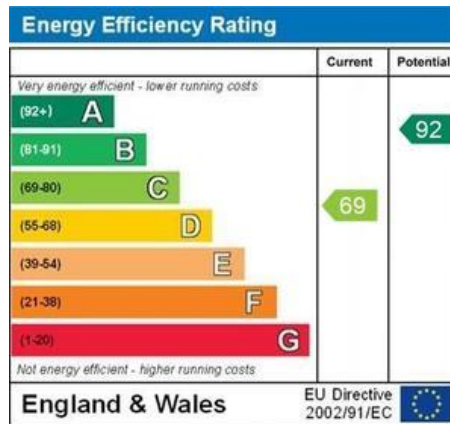
Ground Floor



Approximate total area<sup>(1)</sup>  
582.87 ft<sup>2</sup>  
54.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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