



STEVENS PROPERTY  
MANAGEMENT



## Eastfield Road, Louth

RENT £595 DEPOSIT £685

COUNCIL TAX BAND A EPC 72

- Mid Terrace Newly renovated cottage
- Living Room
- Bathroom (with shower over bath),
- Mains Gas, FTTC, Mains Drainage.
- Modern Kitchen/Diner
- 2 Bedrooms (1 small, 1 Double)
- Front and Rear Garden, pedestrian access.



A 2 bedroom mid terrace house located down a pedestrian access road, tucked away on the outskirts of Louth. Having undergone a scheme of renovation the property is presented in a sympathetically modern style with neutral colour scheme throughout. The property benefits from a Kitchen/Diner, Living Room, 2 Bedrooms (1 double and 1 single), Bathroom with shower over the bath, a front garden and a rear paved yard.



Whilst every care has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, inaccuracies or misinterpretations that may occur. These floor plans are for guidance only and are not to be relied upon. No responsibility can be given for any inaccuracies.

## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

## Tenant Protection - Tenant protection

Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC