



## 3, Willingham Court

Chapman Street | Market Rasen | LN8 3ED

£65,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

3

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This is an ideal opportunity for an Investor who wants a property with a tenant in situ.

-Ground Floor Flat in need of complete Refurbishment and Modernisation but centrally located and convenient for shops and local services in the town centre.

This flat is within walking distance of Tesco, the Station and all other local amenities.

Gas centrally heated accommodation with uPVC double glazing which comprises in brief:- Entrance Hall, 'L' Shaped Lounge/Diner, Kitchen, Bedroom and Bathroom.

- Ground Floor Flat
- Centrally Located
- Needing Refurbishment
- Lounge/Diner
- Separate Kitchen
- One Bedroom
- Good Opportunity for Investment with Tenant In Situ





#### Entrance Hall

Built-in cupboard.

#### 'L' Shaped Lounge/Diner

13'11 x 9'8 plus 5'8 x 4'7 (4.24m x 2.95m plus 1.73m x 1.40m)

Coving. Window to rear. One double and one single radiator.

#### Kitchen

7'9 x 7'6 (2.36m x 2.29m)

Single drainer, stainless steel sink unit. Wall and base units. Roll top work-surface. Gas boiler. Window to rear.

#### Bedroom

10'11 x 7'5 (3.33m x 2.26m)

Radiator. Window to rear.

#### Bathroom

Bath. Low level W.C. and Pedestal wash basin.

#### Garden.

There are communal grounds covered with gravel. A car park with residential parking.



#### Services

Drainage: Mains

Heating: Gas


Electric: Mains

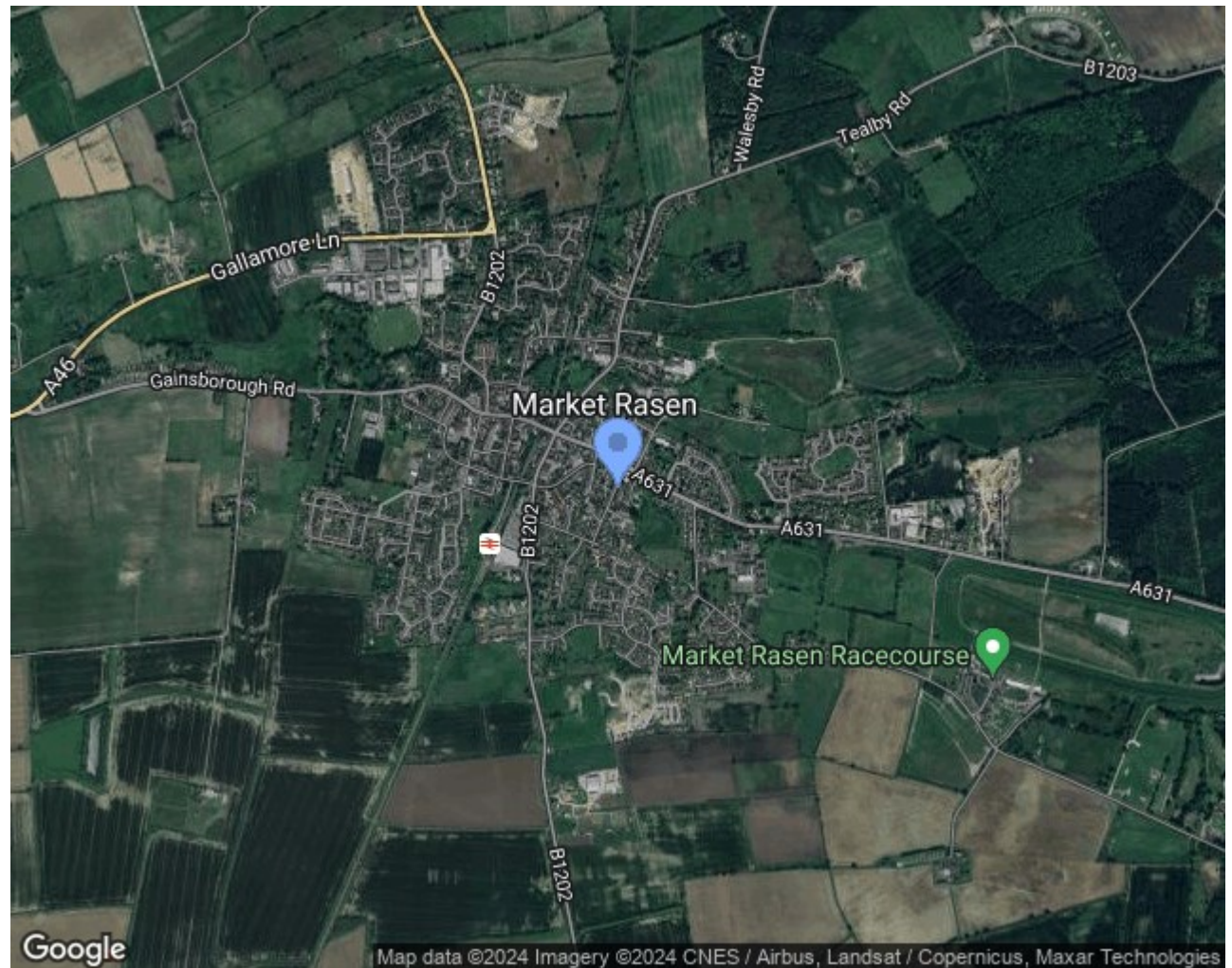
#### Additional Services

Tenure: Leasehold. a new 999 year lease to be granted on completion?

EPC Rating: C

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.