



## Flat 3, Chestnut House

Jameson Bridge Street | Market Rasen | LN8 3EW

£70,000



Perkins George Mawer & Co.

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

# Flat 3

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First Floor, One Bedroom Flat in lovely Edwardian building, located very close to the centre of Market Rasen which has a two Supermarkets plus many individual shops and other local services including the impressive leisure facility and also local train station.

This light and airy flat has a spacious Living Room with large sash windows, Kitchen, Bedroom and Bathroom and warmed by gas central heating. It also has a parking space and communal grounds.

- Light & Airy Rooms
- Spacious Living Room
- Bedroom with Wardrobe
- Communal Grounds
- First Floor Flat
- Kitchen with Pantry
- Three Piece Bathroom
- Parking Available

## Main entrance

Via communal door having feature leaded and stained glass overhead. Staircase leading to the First Floor Apartment.

## Entrance Hall

Built in airing cupboard housing the hot water cylinder. Central heating radiator.

## Living Room

14'1" x 15'5" (4.29 x 4.70)

Two sash windows to the front elevation, central heating radiator.





### Kitchen

10'1" x 6'3" (3.07 x 1.91)

Window to the side elevation, fitted with base units, stainless steel sink unit and drainer. Plumbing for washing machine. Space for fridge. Pantry cupboard. Part tiling to the walls.

### Bedroom

11'8" x 7'7" (3.56 x 2.31)

Sash window to the front elevation. Radiator. Built-in wardrobe.

### Bathroom

Window to the side elevation, bath, pedestal wash hand basin. Low level flush wc, part tiling to the walls.

### Outside

Parking available and Communal Grounds.

### Additional Information

Council Tax Band A - West Lindsey

EPC: Band E

Share of Freehold: Lease will be renewed

Lease Costs: Circa £450.00 for last year including Building Insurance





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.