



STEVENS PROPERTY
MANAGEMENT



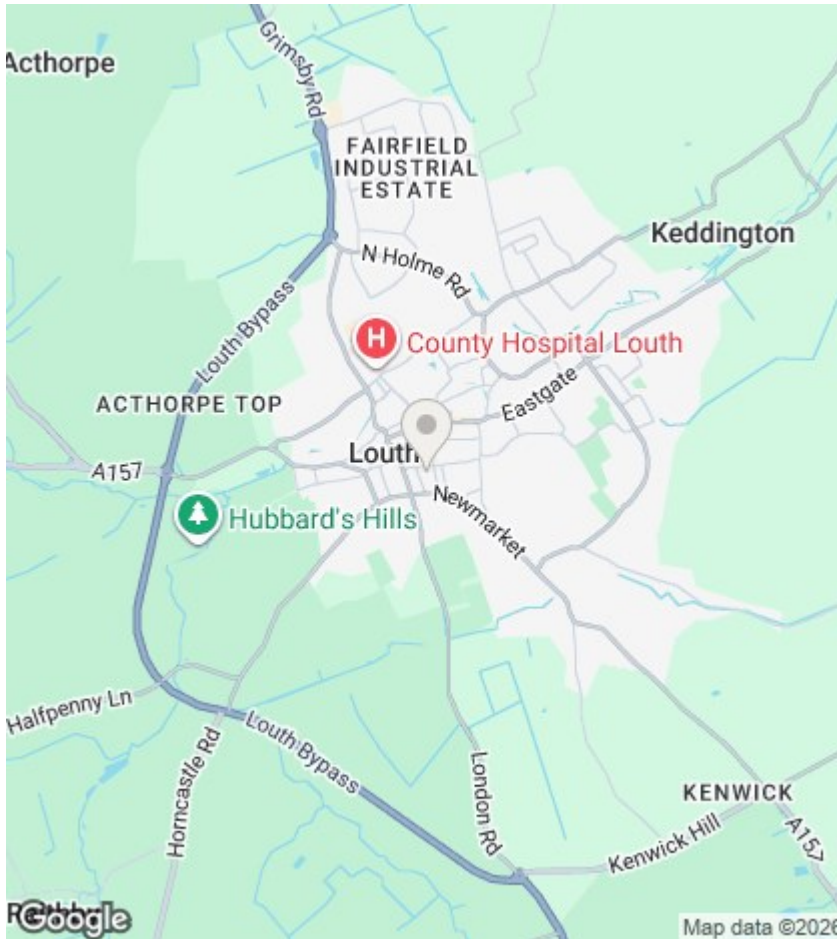
Aswell Street, Louth

RENT £525 PCM DEPOSIT £605
COUNCIL TAX BAND A EPC 50

- 2 Bedrooms
- 1 Reception room
- Storage under stairs
- Mains drainage, FTTC
- 1 Bathroom
- Spacious Kitchen / Lounge area
- Ample walk-in area
- Standard and superfast broadband speeds available at this property.

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

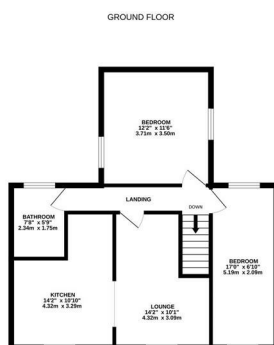
enquiries@stevenspropertymanagement.co.uk
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Welcome to this charming property located on Aswell Street in the picturesque town of Louth. The property features an ample walk in area which can be utilised in many ways, and storage space under the stairs. A very spacious property, with two bedrooms and the property features a well-appointed bathroom and a generous sized kitchen and lounge. EPC Rating 50 E and council tax band A.

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 18MBPS and 76MBPS, upload speeds of 1MBPS and 18MBPS.

THIS PROPERTY IS NOT AVAILABLE UNTILL THE 21ST JULY 2026.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	