



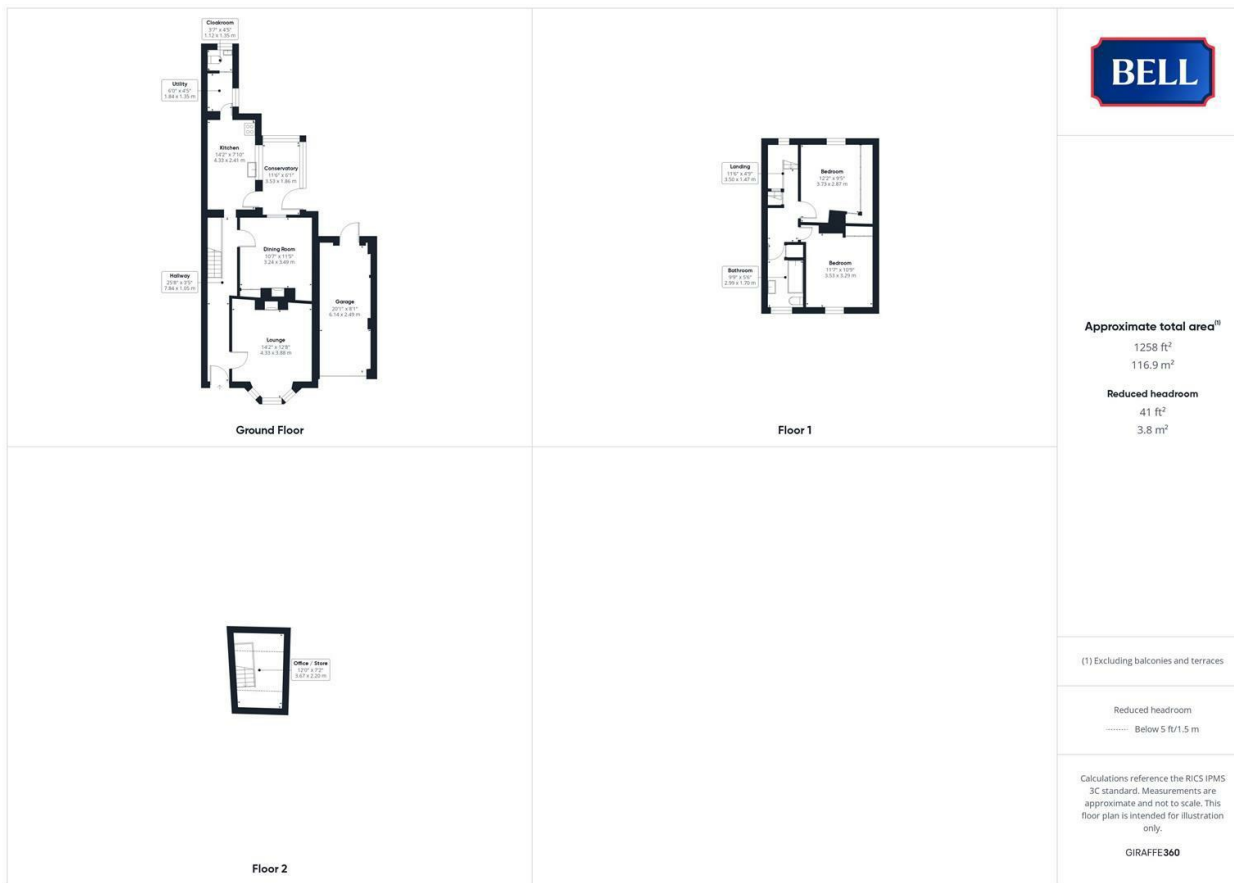
74 FOUNDRY STREET HORNCastle, LN9 6AB

£189,950
FREEHOLD

74 Foundry Street is a spacious two bedroom property, with garage parking and a large lawned garden; to the heart of Horncastle. Within convenient distance of the full range of services, amenities and schooling found in the town; the property provides generous lounge and dining room spaces alongside kitchen, conservatory, utility and cloakroom. The property is complete with a second floor store/office.

The town is located in central Lincolnshire, halfway between the coastal resort of Skegness and county city of Lincoln (21 miles away in opposing directions) - both accessible via public transport links in the town.

BELL



Approximate total area^m
 1258 ft²
 116.9 m²

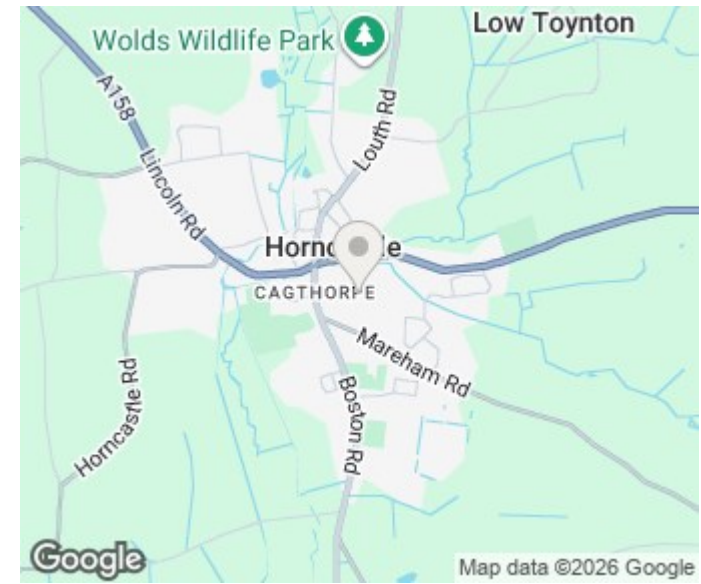
Reduced headroom
 41 ft²
 3.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: Council Tax Band: B

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

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