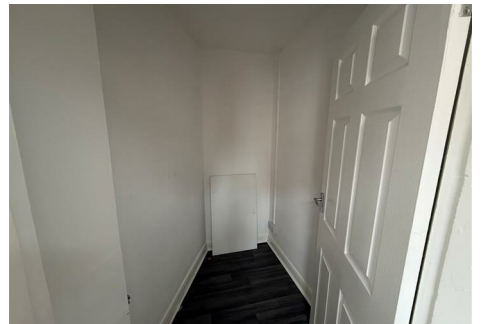




STEVENS PROPERTY
MANAGEMENT



St. Michaels Road, Louth

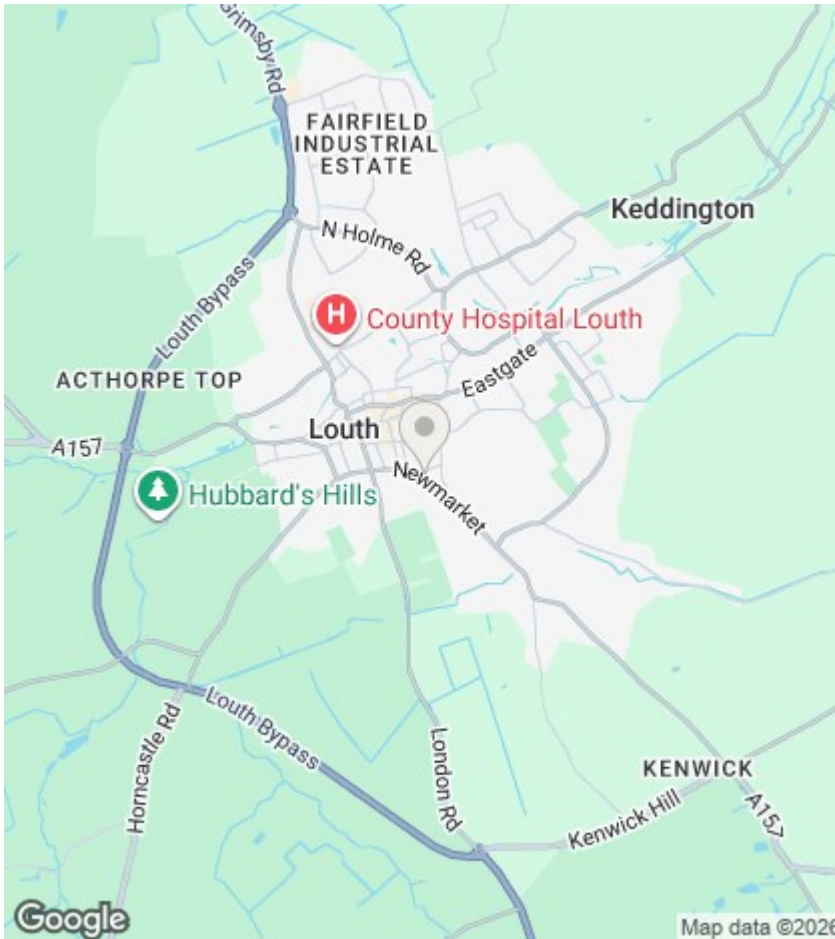
RENT £750 Per Calendar Month DEPOSIT £860

COUNCIL TAX BAND A EPC 72

- 2 Bedroom mid terrace house
- 2 Large Double Bedrooms with Storage,
- Rear Courtyard, on Street parking
- Refurbished breakfast Kitchen, Living Room,
- Spacious bathroom (Shower over bath)
- Mains Drainage and Gas CH.

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

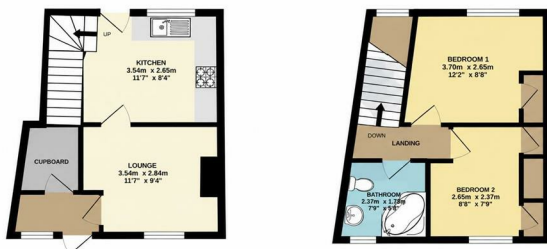
enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



Nestled in the heart of Louth on St. Michaels Road, this charming mid-terrace house offers a delightful blend of modern comfort and classic character. Built in 1900, the property has been thoughtfully refurbished to create a welcoming home that is both stylish and functional.

Spanning 657 square feet, the house features a well-appointed breakfast kitchen, living room boasting neutral decor throughout, providing a versatile space that can easily adapt to your personal style. The large bathroom is a standout feature, complete with a shower over the bath.

This property comprises two generously sized double bedrooms, each equipped with fitted storage, making it easy to keep your living space tidy and organised, whilst the rear paved courtyard offers a private outdoor area, ideal for relaxing or enjoying a morning coffee in the fresh air.



TOTAL FLOOR AREA: 55.3 sq.m. (596 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

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+)	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		
		89
		72
England & Wales		EU Directive 2002/91/EC