



STEVENS PROPERTY
MANAGEMENT



Ashley Road, Louth

RENT £1,100 Per Calendar Month DEPOSIT £1,265

COUNCIL TAX BAND C EPC 66

- Close to centre of town
- 2 Bathrooms
- Furniture included
- Low maintenance gardens
- Driveway
- Built-in storage
- Private locked shortcut into town
- Recently painted

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Nestled on the charming Ashley Road in Louth, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features two bathrooms (one en-suite), ensuring ample facilities for all residents along with a utility room.

The property is furnished [some furniture yet to be installed in Bedroom 2].

Full accommodation comprises Kitchen, Utility, large Hallway, 3 Bedrooms (master En-Suite shower room), family Bathroom, Living Room & wraparound Garden.

The property also benefits from a private shortcut into the town centre meaning residents can enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. Louth is known for its picturesque surroundings and vibrant community, making this location particularly appealing.

This property presents an excellent opportunity for those looking to settle in a tranquil area while still being close to the conveniences of town life.

Please note the garage is not included.

Council tax band C
EPC TBC
Gas Central Heating

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		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	