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Oxford Street, Market Rasen



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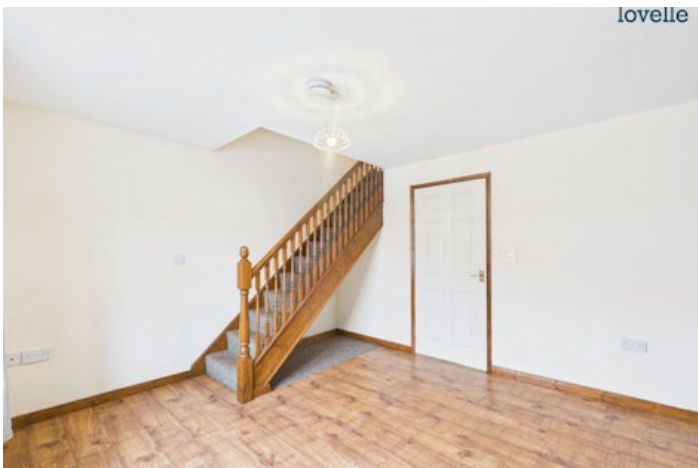
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property it must be

  
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£118,000



MODERN WELL PRESENTED TERRACED HOUSE, close to local amenities, offering spacious accommodation comprising kitchen diner, wc, lounge, 2 bedrooms and bathroom. With allocated parking and NO ONWARD CHAIN - AN IDEAL INVESTMENT OR FIRST TIME BUY

### Key Features

- Modern Terraced House
- Well Presented Throughout
- Spacious Accommodation
- Kitchen Diner, WC, Lounge
- 2 Bedrooms & Bathroom
- Allocated Parking to Rear
- EPC rating C
- Tenure: Freehold

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## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Kitchen Diner

2.65m x 3.83m (8'8" x 12'7")

uPVC entrance door, a range of fitted wall and base units, breakfast bar, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, wall mounted gas boiler, tiled splash backs, tiled flooring, radiator, storage cupboard and double glazed window to rear aspect

## WC

0.88m x 1.46m (2'11" x 4'10")

low level WC, hand wash basin, tiled splash backs and tiled flooring

## Lounge

3.65m x 3.53m (12'0" x 11'7")

double glazed window to front aspect, radiator, laminate flooring and stairs to first floor accommodation

## Landing

1.88m x 1.84m (6'2" x 6'0")

roof void access

## Bedroom 1

2.6m x 3.53m (8'6" x 11'7")

double glazed window to front aspect and radiator

## Bedroom 2

1.63m x 3.82m (5'4" x 12'6")

double glazed window to rear aspect and radiator

## Bathroom

1.75m x 1.83m (5'8" x 6'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, humidity sensor extractor fan, laminate flooring, radiator and double glazed window to rear aspect

## Allocated Parking

to the rear of the property is off street parking providing ample parking for a number of vehicles

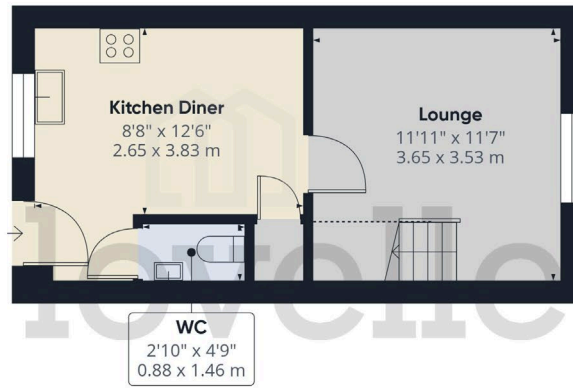
## Investment Opportunity

The property has been utilised as a successful rental property during the current owners ownership. The property is fully legally compliant, and we would anticipate a rental figure of £650 - £675 per calendar month to achieve a gross yield of 6.6 - 6.8%

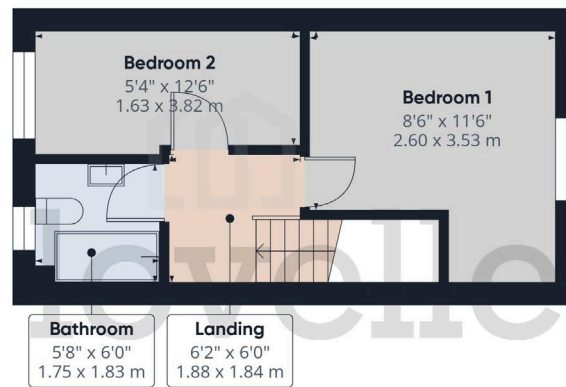
## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Approximate total area

540 ft<sup>2</sup>  
50.2 m<sup>2</sup>

Reduced headroom

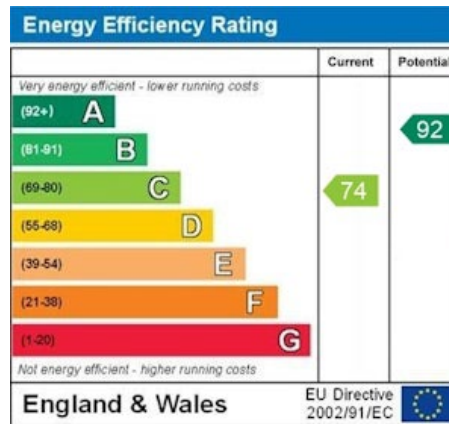
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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.



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