



## 22 Waterloo Street

Market Rasen, LN8 3EP



Book a Viewing!

**£80,000**

This property may be of interest to first time buyers or investors. Viewing is recommended. A Two Bedroom End Terrace Property located within the Centre of Market Rasen, within walking distance of the Town Centre and its range of local amenities, shops, train station, and schools. The property comprises of a Kitchen/Dining Room, Front Living Room, Two Bedrooms, and a Bathroom. Outside, there is access to the front and rear via a side passage, along with a brick built outbuilding





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



## ACCOMMODATION

### LIVING ROOM

10' 11" x 13' 0" (3.33m x 3.96m) With external door, radiator, UPVC double glazed window to the front elevation and door leading to further accommodation.

### KITCHEN/DINER

14' 7" x 12' 11" (4.44m x 3.94m) With vinyl flooring throughout, radiator, fitted with base units and work surfaces, tiled splashbacks, integrated gas hob, integrated electric oven, stainless steel sink with drainer, UPVC double glazed frosted window, additional double glazed wooden window to the rear and UPVC external door opening into storage room.

### STORAGE

2' 6" x 6' 0" (0.76m x 1.83m) Housing boiler.

### UPSTAIRS HALLWAY

With UPVC double glazed frosted window.

### BEDROOM 1

10' 11" x 13' 1" (3.33m x 3.99m) With radiator and UPVC double glazed window to the front elevation.

### BEDROOM 2

10' 4" x 7' 1" (3.15m x 2.16m) With radiator and UPVC double glazed window to the rear elevation.



### BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m) With vinyl flooring, radiator, low level WC, wash hand basin and bath with twin taps.

### OUTSIDE

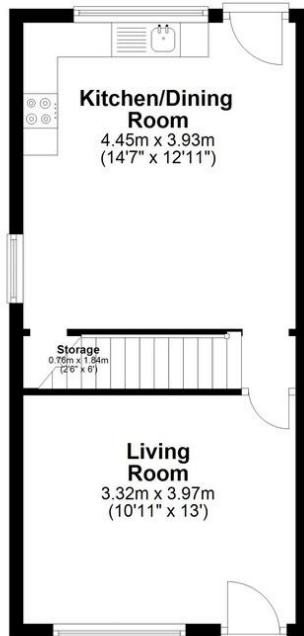
Front access is provided via a shared side passage, while to the rear there is a shared access passageway leading to the front, along with a brick built outbuilding for storage.





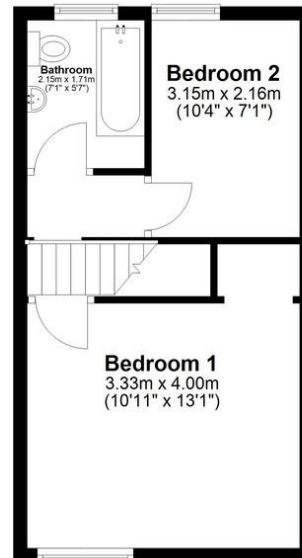
### Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



### First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

