



STEVENS PROPERTY  
MANAGEMENT



## Charles Street, Louth

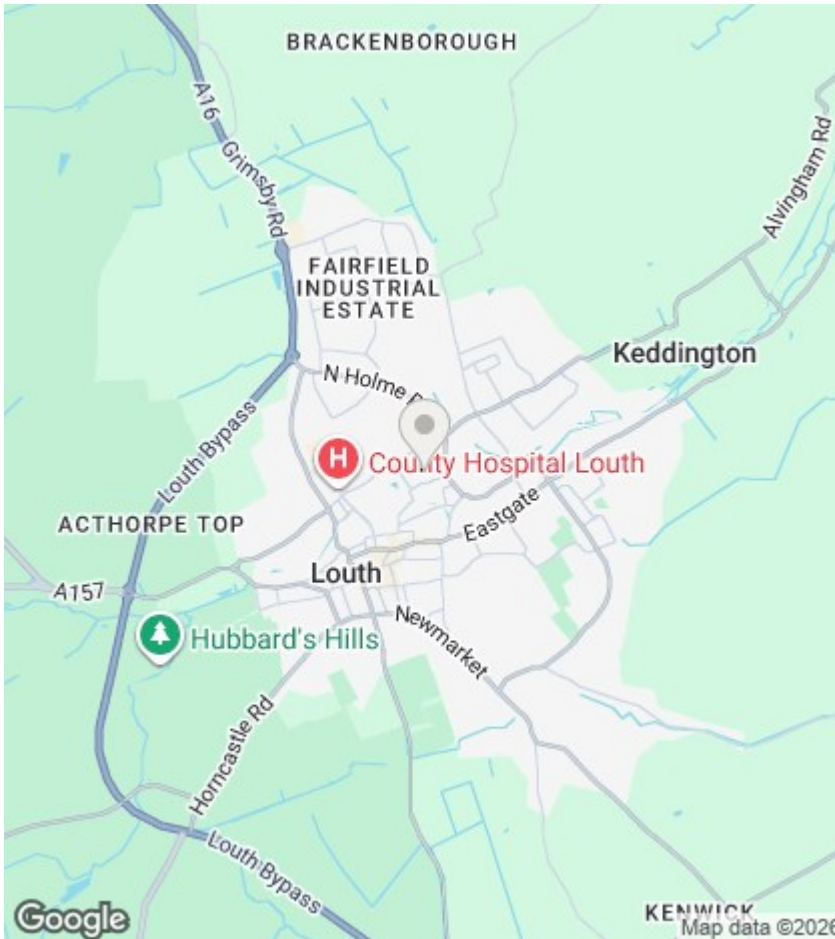
RENT £750 DEPOSIT £865

COUNCIL TAX BAND A EPC 68

- Two/Three Bedroom Mid Terrace
- 3 Reception Rooms
- Modern Family Home
- Standard, Superfast and Ultrafast broadband speeds available here.
- Close to local amenities
- 2 Double bedrooms
- FTTC, Mains Drainage, GCH

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A 2/3 bedroom mid terrace house located down a pedestrian access no through road close to the centre of Louth and all of the towns amenities. The property is versatile for the modern family boasting 2 Double bedrooms and a bathroom upstairs and 3 reception rooms, Kitchen and shower room downstairs with an additional room to the rear which has previously been used as a bedroom.

The property has an enclosed laid to lawn garden and is being offered at a reasonable rent to make allowances for the new occupant to make it their own.

Entrance Porch - 1.22m x 0.99m (4'0 x 3'3)

Front Room - 3.86m x 3.28m (12'8 x 10'9)

Living Room - 3.38m x 3.07m (11'1 x 10'1)

Kitchen - 1.70m x 4.72m (5'7 x 15'6)

Sitting Room - 2.31m x 4.34m (7'7 x 14'3)

Shower Room - 0.66m x 2.21m (2'2 x 7'3)

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	