

TO LET

8 Carlisle Mews, Gainsborough, Lincs, DN21 2HW



A 2-bedroom first floor flat, located within a secure gated development, within convenient walking distance of Gainsborough town centre, with excellent range of shops, restaurants, busy market square and Marshall's Yard shopping centre. Gainsborough's train station lies approximately 0.3 miles away.

The accommodation comprises reception hall with door intercom system, open-plan contemporary-style living/kitchen with new range of appliances, two bedrooms, access to enclosed low maintenance rear garden, modern bathroom, secure off-road parking areas.

. Rent – £585 per calendar month

Gamston Wood Farm
Upton Retford
Nottinghamshire DN22
ORB

t: 01777 717559
m: 07540578530

e: info@silcockandpartners.co.uk

www.limeliving.co.uk
www.silcockandpartners.co.uk


SILCOCK
& PARTNERS



LOCATION

Carlisle Mews is located only a short distance from the market square and Gainsborough town centre, which has a range of local amenities including shops, restaurants, market square, cinema and the highly acclaimed Marshall's Yard shopping centre. The property is located within a modern electric-gated development

ACCOMODATION

Communal entrance hall with door entry system, steps up to first floor landing.

Reception hall.

Modern open-plan beech-style living/kitchen 3.78m(12' 4") x .3.87m (12' 8")) - comprising single drainer stainless steel sink unit set into worktops with cupboards and drawers below, matching wall cupboards, extractor fan, washing machine, refrigerator and Beko slot-in cooker, built-in tank cupboard with immersion heater, night-storage radiator.

Bedroom 1 – 3.03m(9' 11") x 2.81m (9' 2") - electric radiator,

Bedroom 2 – 2.72m(8' 11") x 2.19m (7' 2")) – electric radiator.

Bathroom – 1.69m(5' 6") x 1.77m (5' 8") – with modern suite comprising – panelled bath with shower screen and plumbed shower over, low flush WC, pedestal washbasin with dressing mirror over, electric shaver/light point, wall-mounted convector.

OUTSIDE

Allocated parking space, access via electric gates.

GENERAL REMARKS

Services

Main water, electricity and drainage. Electric heating.

Council Tax Band

Band A

Viewing - Strictly through the agents,

EPC

Band C



Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of the property, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be a complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making an offer, you shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.