



STEVENS PROPERTY
MANAGEMENT



Christopher Road, Alford

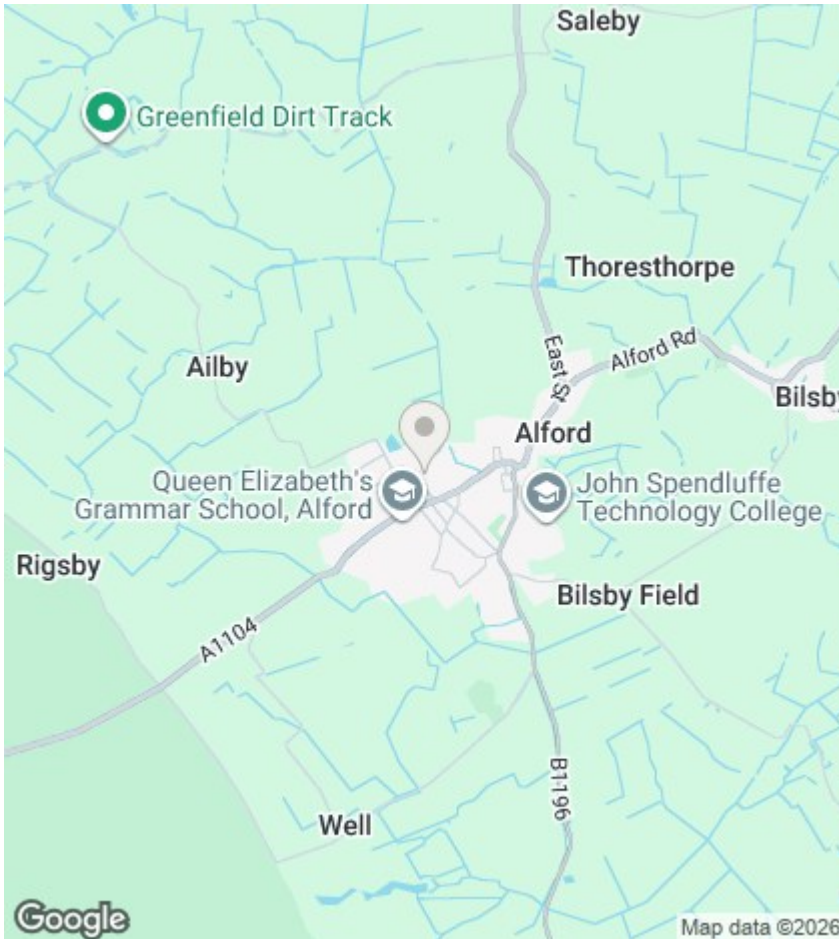
RENT £875 PCM DEPOSIT £1,005

COUNCIL TAX BAND B EPC 46

- OFF ROAD PARKING
- LARGER THAN AVERAGE GARDEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- GARAGE
- PANTRY
- BUILT IN STORAGE

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A substantial 3 Bedroom SEMI-DETACHED house with off road parking, LARGE GARDEN to the rear and views of OPEN FIELDS. Offering generous accommodation the interior comprises Kitchen including PANTRY, 2 RECEPTIONS ROOMS, 3 Bedrooms (2 doubles) and Shower Room. Externally there is a low maintenance Front Garden, DRIVEWAY with off road Parking for at least 2 cars, GARAGE plus additional Outbuilding and a generous sized Rear Garden. Property has GAS CENTRAL HEATING.
Council Tax Band B

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 18MBPS, 71MBPS and 1000MBPS, upload speeds of 1MBPS, 16MBPS and 1000MBPS

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL AFTER THE 16TH JULY 2026.

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		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	