GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers Est 1924







28a Queen Street, Epworth, DN9 1HG

• 2 bed first floor Flat •
• Spacious open plan Kitchen and Living Room •
• Central Market Place Conservation Area setting within this popular small country town •
• Junction 2 M180 3 miles •

RICS Regulated by RICS

TO LET: £625 PCM

Energy rating E

ACCOMMODATION (Some of the rooms are of irregular configuration, measurements are average and approximate only.)

HALL and walk in airing cupboard.

KITCHEN and LOUNGE (5.4m x 4.9m average**)** base cupboards with work surfaces and stainless steel sink unit. Built in oven with 4 ring electric hob. Plumbing for automatic washer.



BEDROOM 1 (3.95m x 2.85m).



BEDROOM 2 (4m x 2.9m).



BATHROOM (1.75m x 2.23m) with bath (tap shower) wash basin and toilet.



SERVICES (not tested)
Mains water, electricity and drainage

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX - Band 'A'

TERMS:
• Subject to contract and credit checks etc.
• Bond £720.00

VIEWING - Strictly by prior appointment through Grice & Hunter 01427 873684

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
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23 High Street, Epworth,
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