

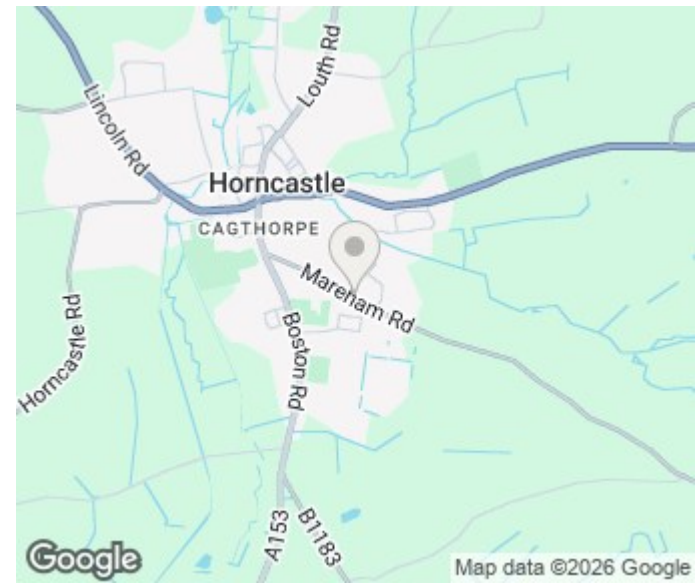


## 39 MAREHAM ROAD HORNCastle, LN9 6BN


£800 PCM

This well presented MID TERRACE PERIOD HOUSE has recently been refurbished to a high standard and benefits from being within walking distance from the historic market town of Horncastle, which has a good range of local shopping, leisure facilities and schools. The picturesque Lincolnshire Wolds are close by which are designated as being an area of "Outstanding Natural Beauty" as is the popular and sandy Lincolnshire Coast and City of Lincoln which offer a further range of amenities. The house offers the following accommodation:- LOUNGE with open fireplace, attractive brick surround, fitted cupboard and display shelving to the alcove and feature bay window; archway to: DINING AREA with glazed double doors to KITCHEN brand new and including integral oven, hob and extractor; REAR LOBBY with airing/storage cupboard including gas central heating boiler; BATHROOM with tiled flooring and white suite of bath, washbowl, WC and separate shower cubicle with electric shower. To the First Floor BEDROOM 1 double; BEDROOM 2 single. Carpets: Curtains Gas Central Heating: Double Glazed; Garden Including Patio and Lawn with 2 useful Garden Sheds. NO SMOKERS/ NO PETS. "Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, [www.robert-bell.org](http://www.robert-bell.org), and copies are displayed in our offices and can be provided on request."

**BELL**



**EPC Rating:**      **Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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

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