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Dear Street, Market Rasen



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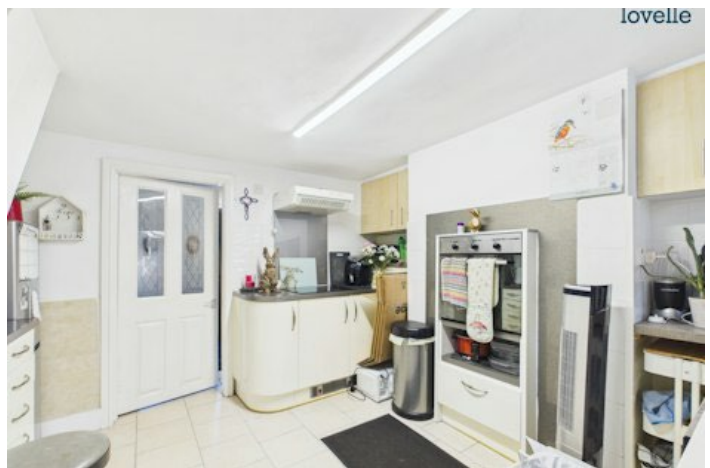
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When it comes to
property it must b


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£105,000



ATTENTION FIRST TIME BUYERS / INVESTORS - This excellent terrace house is located in the heart of Market Rasen town. Close to local amenities. Briefly comprising lounge, kitchen, rear hall, bathroom and 2 bedrooms with a brick-built outbuilding.

NO ONWARD CHAIN

Key Features

- Mid Terrace House
- Town Centre Location
- Close to Local Amenities
- an Ideal FTB / Investment
- Lounge, Kitchen, Bathroom
- 2 Double Bedrooms
- EPC rating D
- Tenure: Freehold



Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Lounge

3.36m x 3.6m (11'0" x 11'10")

uPVC entrance door, double glazed window to front aspect, tiled flooring and radiator

Kitchen

2.58m x 3.34m (8'6" x 11'0")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, space for fridge freezer, tiled splash backs, tiled flooring, stairs to first floor accommodation and double glazed window to rear aspect

Rear Hall

1.54m x 1.4m (5'1" x 4'7")

uPVC entrance door, tiled flooring and radiator

Bathroom

1.58m x 1.78m (5'2" x 5'10")

3 piece suite comprising low level WC, hand wash basin, panelled bath with mixer shower over, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Landing

0.83m x 1.02m (2'8" x 3'4")

Bedroom 1

3.39m x 3.59m (11'1" x 11'10")

double glazed window to front aspect and radiator

Bedroom 2

2.59m x 3.2m (8'6" x 10'6")

double glazed window to rear aspect and radiator

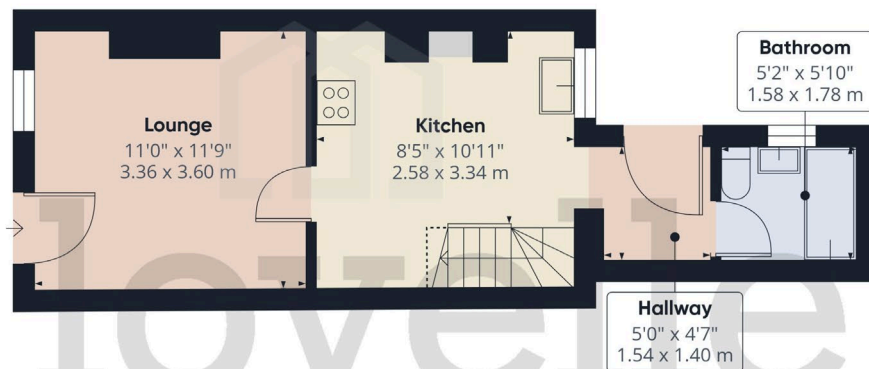
Outbuilding

brick-built outbuilding to the rear of the property, providing excellent storage

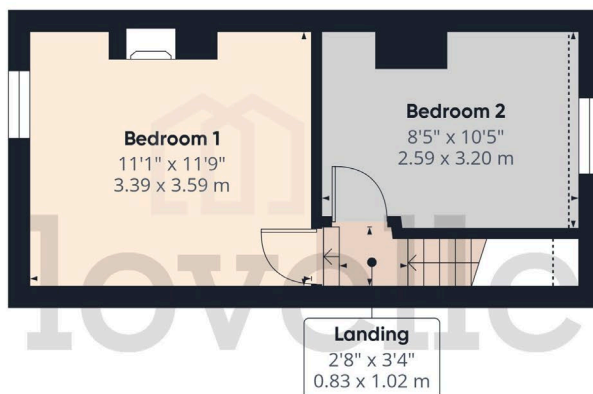
Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

518 ft²
48.1 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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