



STEVENS PROPERTY
MANAGEMENT



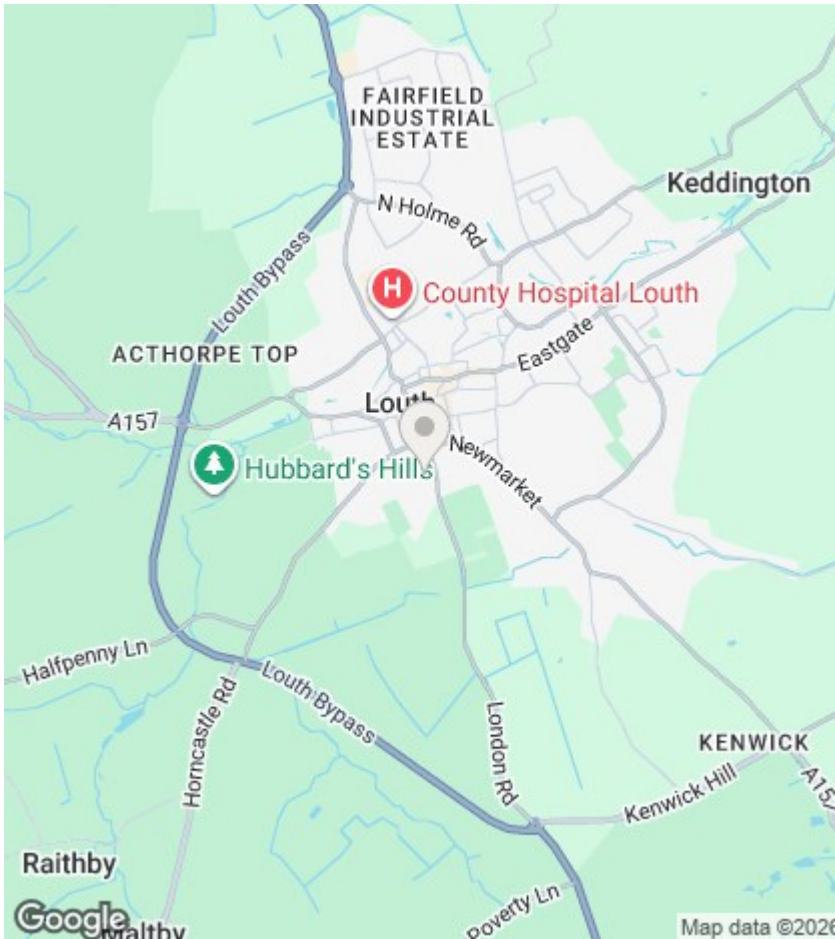
Upgate, Louth

RENT £750 PCM DEPOSIT £860
COUNCIL TAX BAND A EPC 68

- Terraced property
- Large family bathroom
- Two Reception Rooms
- Two Outbuildings
- 3 spacious bedrooms
- Kitchen
- Utility Room
- CTB A EPC 68D

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



A SPACIOUS 3 bedroom mid-terrace house located within walking distance of the town centre. The property offers TWO RECEPTION ROOMS, Kitchen with UTILITY ROOM, Bathroom with shower over bath, 3 Bedrooms (2 doubles), rear Garden including courtyard and lawn area and two OUTHOUSES. Street Parking. EPC D CTB A.

According to Ofcom there is standard, superfast and ultrafast broadband speeds of 17MBPS, 78MBPS and 1800MBPS. Upload speeds are 1MBPS, 20MBPS and 220MBPS.

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		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	