



STEVENS PROPERTY
MANAGEMENT



Eastfield Road, Louth

RENT £550 DEPOSIT £630

COUNCIL TAX BAND A EPC 72

- Mid Terrace Newly renovated cottage
- Living Room
- Bathroom (with shower over bath),
- Mains Gas, FTTC, Mains Drainage.
- Modern Kitchen/Diner
- 2 Bedrooms (1 small, 1 Double)
- Front and Rear Garden, pedestrian access.

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A 2 bedroom mid terrace house located down a pedestrian access road, tucked away on the outskirts of Louth. Having undergone a scheme of renovation the property is presented in a sympathetically modern style with neutral colour scheme throughout. The property benefits from a Kitchen/Diner, Living Room, 2 Bedrooms (1 double and 1 single), Bathroom with shower over the bath, a front garden and a rear paved yard.



TOTAL FLOOR AREA: 574 sq ft (53.4 sq m) approx.
 These energy efficiency ratings have been calculated in accordance with the Energy Performance of Buildings (England and Wales) Regulations 2012. The ratings are based on the information provided in the Energy Performance Certificate (EPC) and are not a guarantee of the actual energy performance of the property. The ratings are based on the information provided in the EPC and are not a guarantee of the actual energy performance of the property. The ratings are based on the information provided in the EPC and are not a guarantee of the actual energy performance of the property.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	