



Banks Street, , Horncastle, Lincs, LN9 5BW

- OPEN VIEWING Saturday 21 September 2024 at 11:30 am. AVAILABLE IMMEDIATELY, no smokers, to be let and managed by the agent at £500 pcm, unfurnished
- VERY CONVENIENT LOCATION to well serviced historic TOWN CENTRE and yet within walking distance to close by to playing fields, COUNTRY WALKS, swimming baths, gym, indoor bowls etc
- 161 sq ft LOUNGE with feature exposed brick decorative fireplace
- UPVC double glazed including external door, Mains GAS CENTRAL HEATING
- Very SPACIOUS 624 sq ft TOWN HOUSE, ONLY council tax band 'A'
- 15'3" / 4.65m MASTER DOUBLE BEDROOM, TWO BATHROOMS (MODERN en-suite SHOWER ROOM and downstairs BATHROOM)
- FITTED KITCHEN 12'7" by 12'5", entrance and inner lobbies

£500 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

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DESCRIPTION

OPEN VIEWING Saturday 21 September 2024 at 11:30 am.

This is a spacious 624 sq ft, well presented, master bedroom town house in a very convenient location for the well serviced historic town centre, yet within walking distance to close by playing fields, country walks, swimming baths, gym, indoor bowls etc and is AVAILABLE IMMEDIATELY.

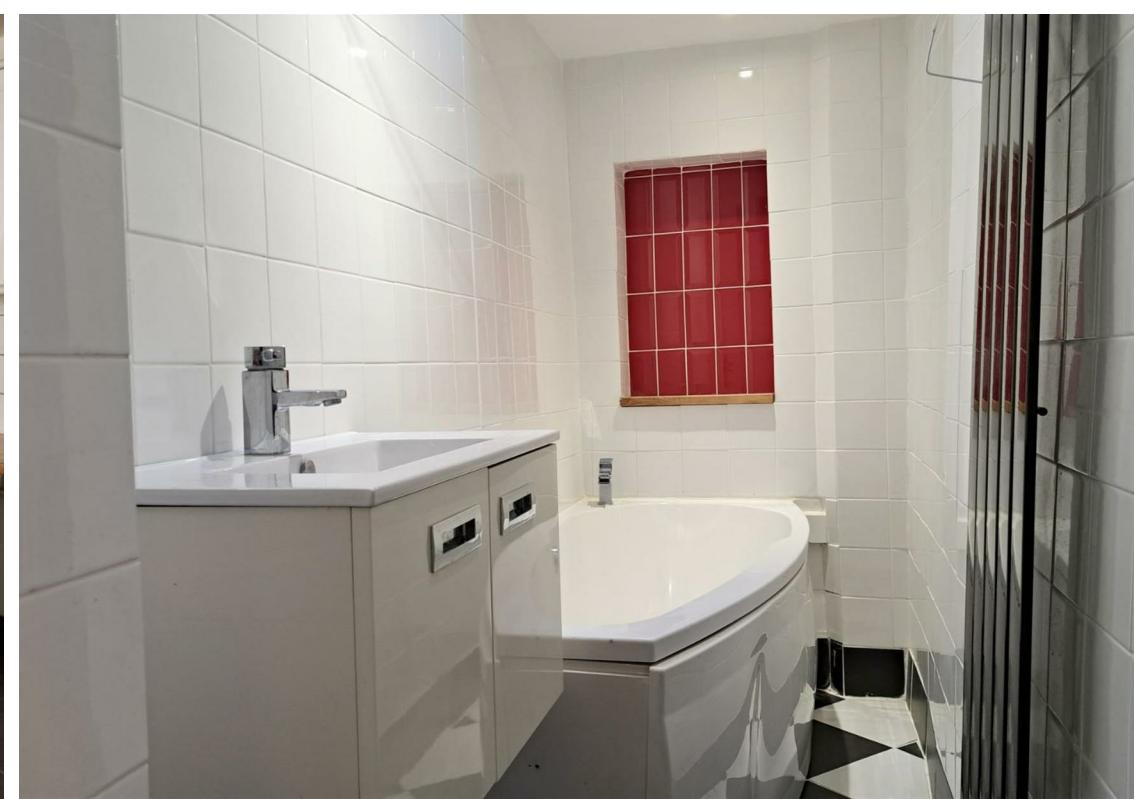
The property consists of an entrance lobby, fitted kitchen, rear lobby, downstairs modern bathroom, 161 sq ft lounge with feature exposed brick decorative fireplace, master bedroom 15'3" by 9'6" (4m 65cm x 2m 90cm) max. dimensions, and an en-suite shower room.

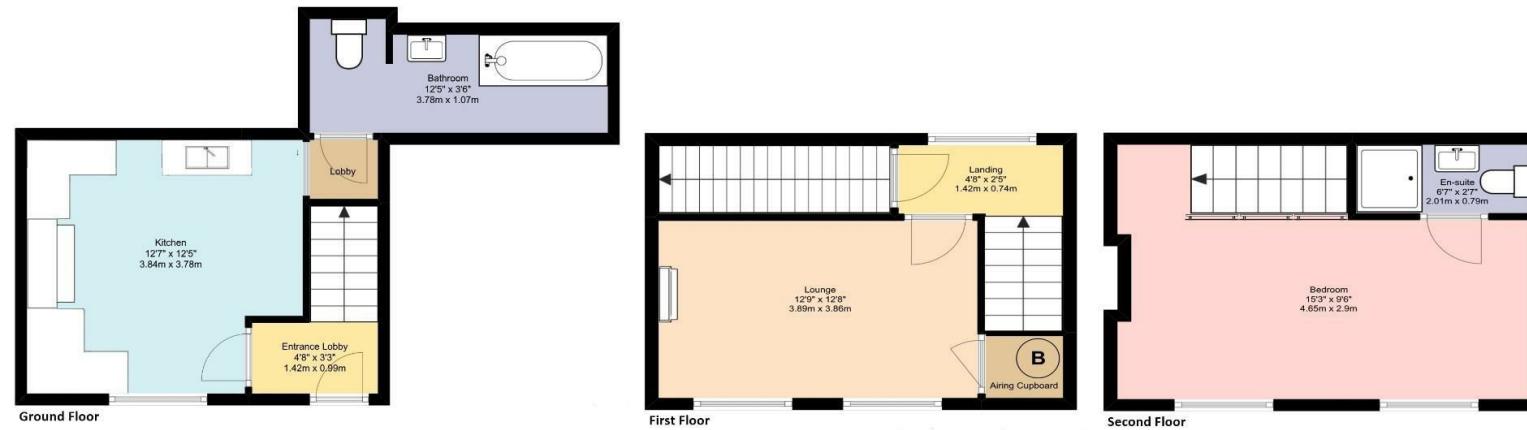
It also benefits from mains gas central heating, UPVC double glazing and is only a council tax band 'A' currently £1,436.95 gross pcm.

The property is to be let and managed by the agent at £500pcm, unfurnished, for a minimum of 6 month term, is available immediately, no smokers and the deposit bond is £576.92.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green, country walks etc and Horncastle golf course and the Ashby Park fishing lakes are only 2.3 miles away.







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.