

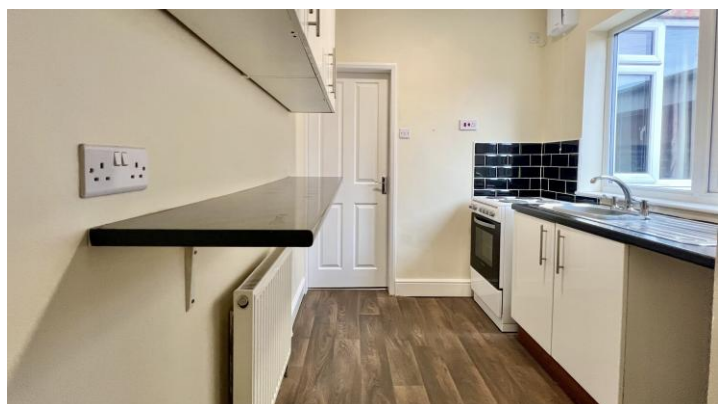


- Well Presented Throughout
- Ground Floor Flat
- One Double Bedroom
- Lounge
- Kitchen
- Bathroom
- EPC Band C
- Council Tax Band A

Queen Street, DN16 1TG,
Monthly Rental Of £575



Starkey&Brown are delighted to offer for let this well presented ground floor flat on Queen Street, The accommodation briefly comprises of one double bedroom, lounge, kitchen and bathroom. . The property is well presented throughout - ideal to move straight into, and has communal low maintenance gardens with on street parking. Holding fee - £132, deposit - £663



Lounge

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Kitchen

6' 5" x 10' 4" (1.95m x 3.15m)

Having uPVC double glazed window to the side aspect, breakfast bar, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for appliances and gas central heating boiler.

Bedroom

10' 5" x 11' 9" (3.17m x 3.58m)

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

6' 5" x 4' 10" (1.95m x 1.47m)

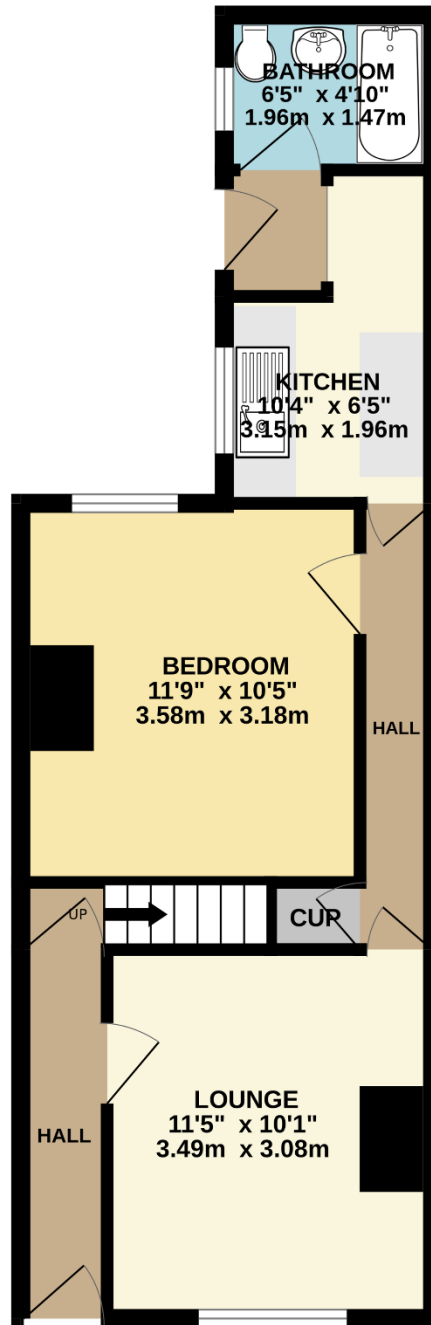
Having uPVC double glazed window to the side aspect, panelled bath, wash hand basin, WC and heated towel rail.

Inner Hall

Having storage cupboard.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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