



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



**38 Waterloo Street**

Market Rasen  
LN8 3ES

**£87,000**  
**Freehold**

FOR INVESTMENT BUYERS ONLY  
TENANT IN SITU  
POTENTIAL RENTAL RETURN £6,000 pa  
2 BEDROOM TERRACE HOUSE  
BATHROOM & SHOWER ROOM  
GARDEN TO REAR



## GENERAL DESCRIPTION

The property is being sold with the tenant in situ. 2 bedroomed property a short stroll away from the town's local amenities.

This property has the benefits of part double glazing and gas central heating and briefly comprises: lounge, dining kitchen, utility room/sun lounge, cloak room, master bedroom with shower cubicle, bedroom two with bathroom, rear garden with outside storage.

### Main Entrance

Via Part glazed door leading into the lounge.

### Lounge

12'0 x 11'0 Upvc double glazed window to the front elevation with fitted curtains, television point, central heating radiator, fitted floating display shelving, central ceiling light and wall light, door leading through to the dining kitchen.

### Dining/ Kitchen

12'0 x 10'0 Sash effect window to the rear elevation, glazed door leading through to the utility/sun room, fitted with a range of modern high sheen cream wall base and drawer units with complementary block wood effect working surfaces above incorporating a 1 ½ bowl stainless steel sink unit and drainer with mixer tap, free standing chrome and black gas oven, twin wall mounted glazed display units, chrome display shelving, chrome power points, central heating radiator, walk in pantry cupboard, laminate wood effect flooring, telephone point, door leading to the staircase.



### **Utility/Sun room**

8'0 x 5'0 Part glazed door and windows overlooking the rear garden, plumbing for washing machine, twin wall lights, central heating radiator, grey tiled flooring, door leading to the cloak room.

### **Cloak room**

Low level flush wc, wall mounted wash hand basin, grey tiled flooring.

### **Staircase and landing**

Brown carpeting, smoke alarm, doors leading to both bedrooms.

### **Master bedroom**

Upvc double glazed window to the front elevation, central heating radiator, television and telephone points, beige carpeting, over bed light pull, fitted floating shelf unit, door leading to shower cubicle incorporating a Mira shower head and hose, mermaid boarding with glass and chrome door.

### **Bedroom two**

10'0 x 8'0 Glazed window to the rear elevation with fitted blind, central heating radiator, beige carpeting, over bed light pull, built in storage cupboard incorporating the combination boiler, door leading through to the bathroom.

### **Bathroom**

Glazed window to the rear elevation, white suite with chrome fittings comprising bath with matching side panel, low level flush wc, vanity wash hand basin

with storage below, part tiling to the walls in mosaic effect, tile effect flooring, central heating radiator.

### **Rear garden**

Paved patio area with access either side to the front elevation, extensive lawned area, fencing to the side elevations, outside tap, outside brick built storage sheds, outside lighting.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

West Lindsey District Council  
A  
D



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.