



Minerva Way, North Hykeham

£1,050 PCM


MARTIN&CO

Minerva Way, North Hykeham

House - Townhouse

3 Bedrooms, 3 Bathroom

£1,050 PCM

Date Available: 28th October 2024

Deposit: £1,211

Unfurnished

- Semi-Detached Town House
- Three Storey Home
- Two Ensuite Bedrooms
- Spacious Lounge
- Integral Garage with Driveway Parking
- Split Level Rear Garden
- COUNCIL TAX - C / FREEHOLD
- EPC Grading - C

Three bedroom, three storey town house situated within a popular residential location, just off Newark Road in North Hykeham. Comprising internally of an entrance hall, cloakroom, integral garage, kitchen diner, lounge, family bathroom, three bedrooms and two ensuites.



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Length of tenancy - 12 months initial tenancy
Council tax band - C - North Kesteven District Council

Mobile (based on calls indoors)
O2 / EE / Three /Vodafone
Broadband (estimated speeds)
Standard - 5 mbps
Superfast - 72 mbps
Ultrafast - 10000 mbps
Satellite & Cable TV Availability
BT / Sky



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.