



**Oxen Park Close, Beckside**

**£895 Per Month**

  
**MARTIN & CO**

## Oxen Park Close, Beckside

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£895 Per Month

Date Available: 23rd October  
2024

Deposit: £1,032

Unfurnished

- Excellent Condition
- Kitchen Diner
- Gas Central Heating
- Non Over looked Rear Garden
- 3 x bedrooms
- Available Long Term
- EPC - C
- Council tax B

A 3 bedroom semi-detached property located north of the city in Beckside Village with excellent access to Lincoln's A46 bypass and only a short drive into the city centre. Benefiting from gas central heating, uPVC double glazing, driveway providing ample off road parking and spacious accommodation.



**FULL DESCRIPTION**

A 3 bedroom semi-detached property located north of the city in Becksid Village with excellent access to Lincoln's A46 bypass and only a short drive into the city centre. Benefiting from gas central heating, uPVC double glazing, driveway providing ample off road parking and spacious accommodation.

Council Tax West Lyndsey council - Band B  
 EPC - C  
 Satellite & Cable TV Availability  
 BT Sky Virgin

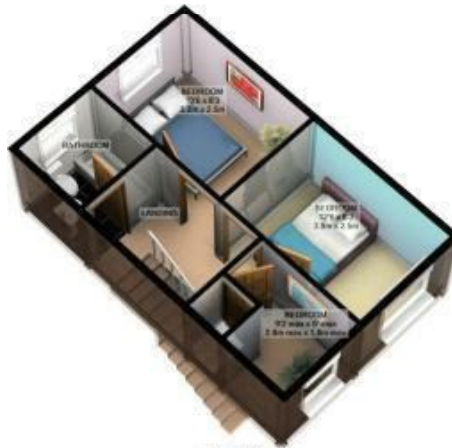
Broadband (estimated speeds)  
 Standard 1 mbps  
 Superfast 38 mbps  
 Ultrafast 1000 mbps

Mobile (based on calls indoors)  
 O2 EE Three Vodafone



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		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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.

