

BELL



25 FITZGERALD COURT, CLINTON PARK  2  1  1  B

Tattershall, Lincoln

£795 Per Month



A well presented MID TERRACE HOUSE located in the popular residential area of Clinton Park, Tattershall.

Tattershall has a mix of retail, leisure and commercial facilities. It is linked to the Town of Coningsby which has further services, and is the home of the Battle of Britain Memorial Flight. The property has gas fired central heating, allocated parking and enclosed rear garden [low maintenance]. There are two brick stores.

The accommodation comprises:

HALL with stairs rising to the First Floor; LOUNGE facing the front; MODERN NEWLY FITTED KITCHEN with grey units, electric oven, hob and extractor open to DINING AREA and access to the rear garden.

FIRST FLOOR: TWO GOOD SIZED BEDROOMS with some built-in storage, landing with access to roof space; FAMILY BATHROOM with NEW panel bath and shower over, pedestal hand wash basin, low level w.c., heated towel rail and decorative modern tiling; BOX ROOM/STUDY/NURSERY.

Viewing recommended, well presented and has had extensive REFURBISHMENT.

Includes a tandem parking space for 2 vehicles.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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

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