

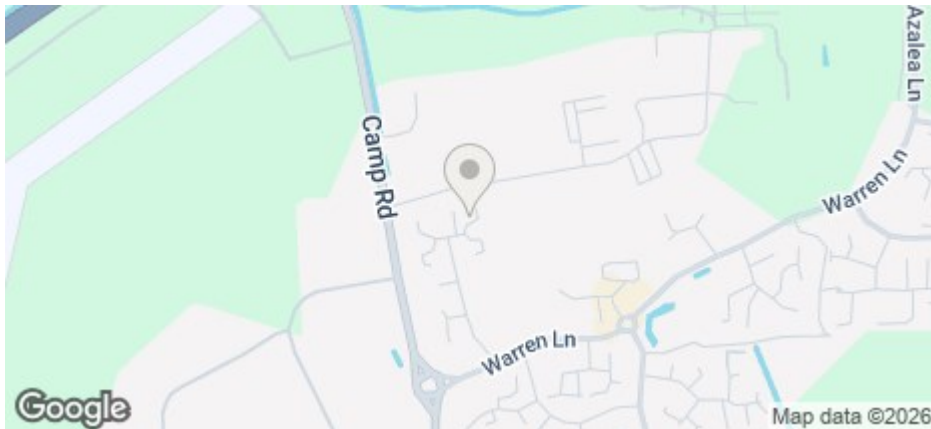


£975 Per Month

COUNCIL TAX BAND: A



48 Squirrel Chase, Witham St. Hughs, Lincoln, LN6 9UX



- Quiet residential area
- Modern kitchen diner
- Enclosed rear garden with patio
- Large walk-in shower
- Local amenities and schools in walking distance
- 2 parking spaces
- three-story townhouse
- Separate WC
- Close to A46 for commuting
- Council tax band A

Don't miss out on this well presented two bedroom property in the quiet residential area of Witham St Hughs.

Three-storey living, with a modern kitchen diner on the ground floor, and separate WC. Kitchen comes supplied with washing machine and integrated dishwasher

On the first floor is the lounge, with Juliette balcony and second bedroom, perfect as an office for couples.

On the second floor is the bathroom, with large walk in shower and huge master bedroom.

Parking spaces for 2 cars. Gas central heating. Property comes unfurnished

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
Call - 01522 802020
Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

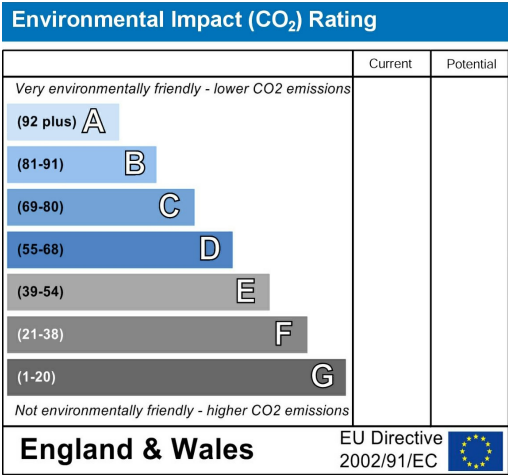
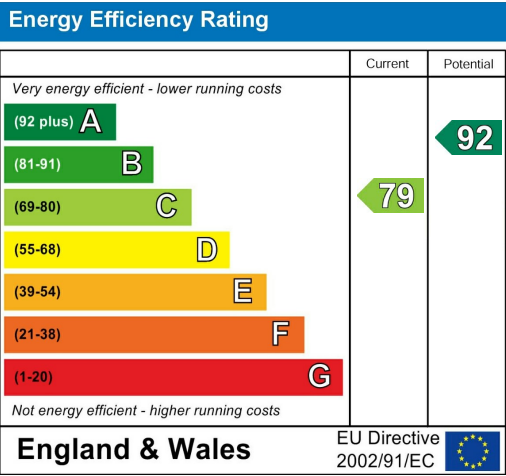
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

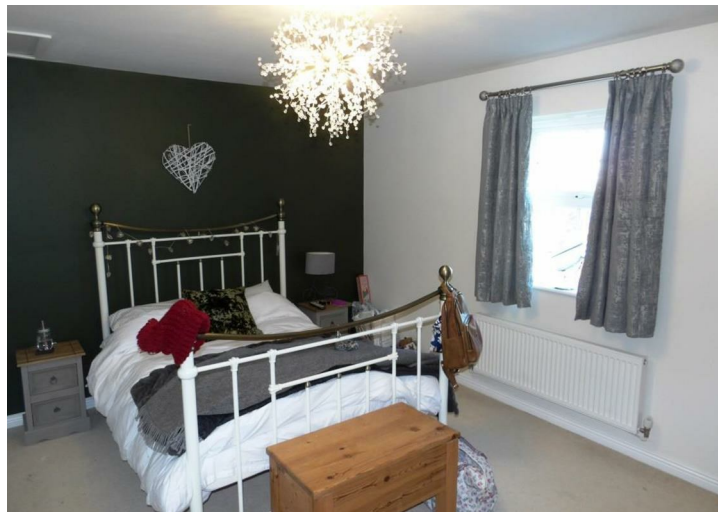
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Terms and conditions apply. Contact the office for more information.





For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

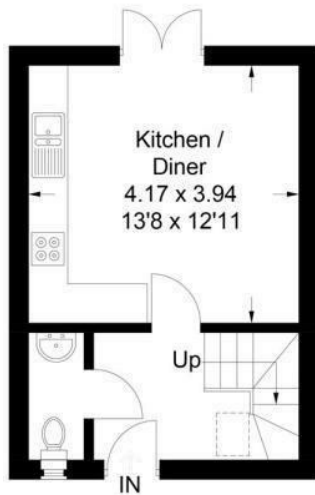
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>

48 Squirrel Chase

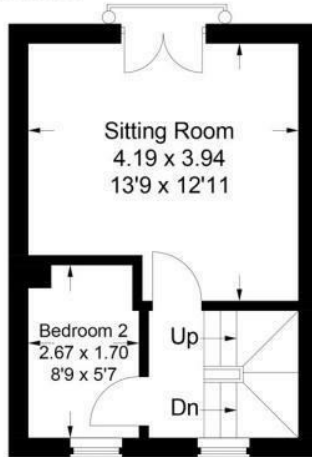
Approximate Gross Internal Area
Ground Floor = 25.4 sq m / 273 sq ft
First Floor = 25.3 sq m / 272 sq ft
Second Floor = 25.1 sq m / 270 sq ft
Total = 75.8 sq m / 815 sq ft



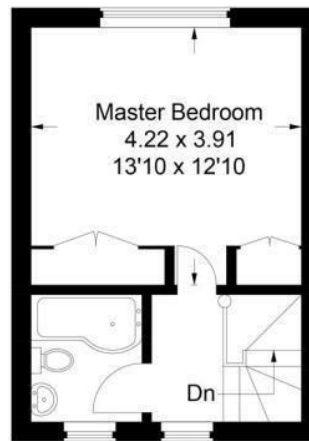
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m