



## Flat 6 Tutin House, 30 Oxford Street

Market Rasen | Lincolnshire | LN8 3AL

£475 PCM



Perkins George Mawer & Co.

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

# Flat 6 Tutin House

30 Oxford Street | Market Rasen

Lincolnshire | LN8 3AL

£475 PCM

**GREAT STARTER HOME!** Perfectly located in the heart of the vibrant town centre, Flat 6 at 30 Oxford Street presents an exceptional opportunity for those seeking a comfortable retirement abode or if you are starting your rental journey. This flat has recently had a full refurbishment, the one-bedroom, flat boasts a well-appointed reception room, providing a welcoming space for relaxation and entertaining.

The property is situated in a well-maintained building, ensuring that communal areas are kept in good condition, adding to the overall appeal of the residence. Its prime location places you just a stone's throw away from the bustling town centre, where you can enjoy a variety of shops, cafes, and local amenities.

For those who commute, the convenience of having the train station right on your doorstep cannot be overstated, making travel to nearby cities and beyond both easy and efficient. This flat is not only a practical choice but also a delightful one, offering a blend of modern living in a sought-after area.

Whether you are embarking on your journey to rent, or downsize, this charming flat is an ideal choice that combines comfort, convenience, and style. Do not miss the chance to make this lovely property your new home.

- Close To Train Station
- Undergoing Refurbishment
- Great Starter Home
- Electric Heating









#### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>84</b>                  | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

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.