

**2 LOW STREET
CARLTON-IN-LINDRICK
WORKSOP
S81 9EL**



TO LET

A one bedroom listed cottage with outbuilding
Large garden at the front and rear in attractive terrace of cottages.

RENT: £550 pcm – UNFURNISHED

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GENERAL REMARKS

The house provides modern facilities suitable for a single person or couple. There is a sizeable outbuilding which provides considerable storage space and a neat garden. Off street parking.

ACCOMMODATION

Ground Floor:

Living Room with open fire, Kitchen with fitted units and appliances.



First Floor:

Double Bedroom

Bathroom.

Outside:

There is a garden to both front and rear. The rear garden runs down to a stream.

There is a sizeable outbuilding.



SERVICES

Mains water, electricity, gas and drainage are connected. Gas Central Heating.

TENANCY

The property is available, unfurnished, under an Assured Periodic Tenancy. The rent is payable

monthly in advance by standing order, with the Tenant paying all outgoings.

The Council Tax banding for the property is Band A with the charge for 2026/2027 being £1,804 approx.

A refundable deposit of £630 will be collected at the start of the tenancy, together with the first month's rent of £550. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made direct with Jas. Martin & Co. by completing our on-line application form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

Full Energy Performance Certificate available upon request from Letting Agents.





Energy performance certificate (EPC)

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Energy rating

D

Valid until: **29 July 2031**

Certificate number: **2333-3008-4203-3139-4204**

Property type

Mid-terrace house

Total floor area

37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60