



Nelson Street, Lincoln

£1,250 PCM


MARTIN & CO

Nelson Street, Lincoln

House

3 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 1st June 2026

Deposit: £1,442

Unfurnished

- Balcony
- 3 Bedrooms
- Recently refurbished
- Kitchen / Lounge with dishwasher
- New Modern Bathroom & ensuite
- 1 Allocated parking space
- Epc - C
- Council tax - A

Recently refurbished three-bedroom property located on Nelson Street. The accommodation comprises a modern fitted kitchen with integrated dishwasher, built-in cooker and hob, plus space for a washing machine and fridge freezer. Spacious living area, three bedrooms, newly fitted bathroom and ensuite to the master bedroom. Balcony providing outdoor space plus one allocated parking space. Conveniently situated close to local amenities and transport links.



Description
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Council Tax Band - A
EPC - C

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin

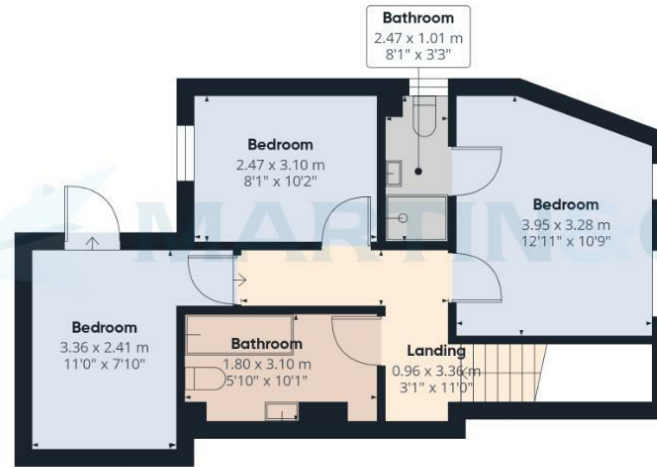


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
80.7 m²
868 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.