



Elsham Close, Lincoln

£825 Per Month


MARTIN & CO

Elsham Close, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£825 Per Month

Date Available: 12th March 2024

Deposit: £951

Unfurnished



Two bedroom mid-terraced home situated within the Doddington Park area. Comprising internally of a lounge, modern fitted kitchen with spaces for appliances, two bedrooms and a bathroom. Enclosed rear garden, plus a driveway.



FULL DESCRIPTION

Two bedroom mid-terraced home situated within the Doddington Park area. Comprising internally of a lounge, modern fitted kitchen with spaces for appliances, two bedrooms and a bathroom. Enclosed rear garden, plus a driveway.

Length of tenancy - 12 months initial tenancy
 Council tax band - A - Lincoln District Council

Mobile (based on calls indoors) O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 5 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps

Satellite & Cable TV Availability BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.