Gibbeson Street, Linoln

£950 Per Month

MARTIN&CO

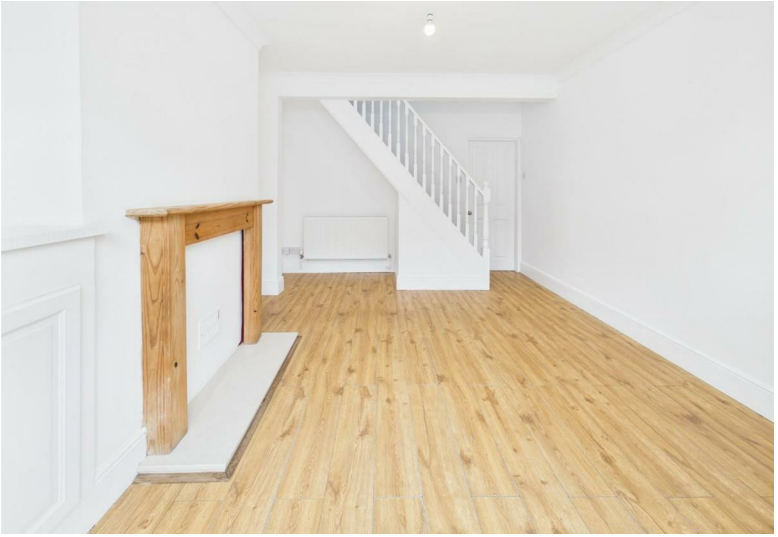
Gibbeson Street, Linoln
House - Mid Terrace

3 Bedrooms, 1 Bathroom
£950 Per Month

Date Available: 31st August 2026
Deposit: £1,096
Unfurnished
Council Tax Band: A

- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Four Piece Bathroom Suite
- Enclosed Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- City Centre Location
- EPC C
- Council Tax A

Refurbished very well presented 3 bedroom bay fronted mid terraced property located within walking distance to Lincoln city centre, two reception rooms, modern kitchen and downstairs bathroom,three Bedrooms plus an enclosed rear garden. Gas central heating and on street parking.



Refurbished very well presented 3 bedroom bay fronted mid terraced property located within walking distance to Lincoln city centre, two reception rooms, modern kitchen and downstairs bathroom,three Bedrooms plus an enclosed rear garden. Gas central heating and on street parking.

EPC - C
Council tax - A

Mobile (based on calls indoors)
O2EE Three Vodafone

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 5500 mbps

Satellite & Cable TV Availability
BT Sky Virgin Media

Living Room
14'3" x 11'5"
A comfortable and well proportioned living space with a window allowing plenty of natural light. Ample room is available for a range of living room furniture.

Dining Room
11'2" x 11'6"
Wood effect laminate flooring, UPVC window, radiator, pendant light fitting.

Kitchen
13'2" x 6'0"
Modern range of base and eye level units with complementary worktops, stainless steel sink with mixer tap and drainer, gas hob with extractor hood above, integrated oven with vinyl flooring.

Bathroom
7'10" x 5'11"
Fitted with a four piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and low level WC.

Bedroom
11'3" x 11'5"
Carpet flooring, UPVC window, radiator, pendant light fitting.

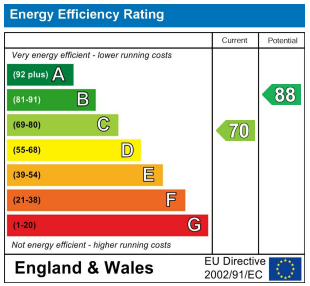
Landing
3'0" x 7'8"

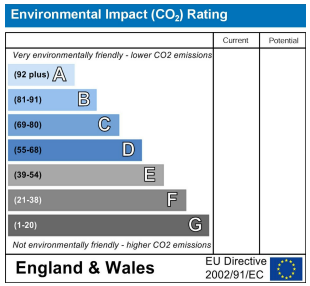
Bedroom
8'1" x 7'10"
Carpet flooring, UPVC window, radiator, pendant light fitting.

Bedroom
11'1" x 6'3"
Carpet flooring, UPVC window, radiator, pendant light fitting.

Outside Space
To the rear is an enclosed, low maintenance courtyard garden. To the front of the property is on street permit parking available for residents.

AGENTS NOTE
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Tenants must satisfy themselves in this respect.





Floor 0

Floor 1

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Approximate total area(1)

67.4 m²

726 ft²

Reduced headroom

0.2 m²

2 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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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.

The Property Ombudsman