



Darwin Court, Wragby Road, Lincoln

£725 PCM


MARTIN & CO

Darwin Court, Wragby
Road, Lincoln

House - Townhouse
2 Bedrooms, 2 Bathroom

£725 PCM

Date Available: 15th March 2024

Deposit: £836

Unfurnished

- Private Courtyard Parking
- Full Gas Central Heating
- Dining Kitchen
- Fully Double Glazed
- Uphill Location
- Modern Home
- Low Maintenance Rear Garden
- Council Tax B
- New carpets
- Redecorated

A nicely situated 2 double bedroom home located in the popular area of UPHILL Lincoln within walking distance to the county Hospital and only a stone's throw from the historic Cathedral quarter. Internally the accommodation comprises: Lounge, Dining Kitchen two double bedrooms and a family bathroom. There is a low maintenance rear garden which gives access to the private courtyard parking for 2 Vehicles.



FULL DESCRIPTION

A nicely situated 2 double bedroom home located in the popular area of UPHILL Lincoln within walking distance to the county Hospital and only a stone's throw from the historic Cathedral quarter. Internally the accommodation comprises: Lounge, Dining Kitchen two double bedrooms and a family bathroom. There is a low maintenance rear garden which gives access to the private courtyard parking for 2 Vehicles.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - Lincoln city council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		93
(81-91) B		
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.