



Tobruk Close, Lincoln

£895 Per Month


MARTIN&CO

Tobruk Close, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£895 Per Month

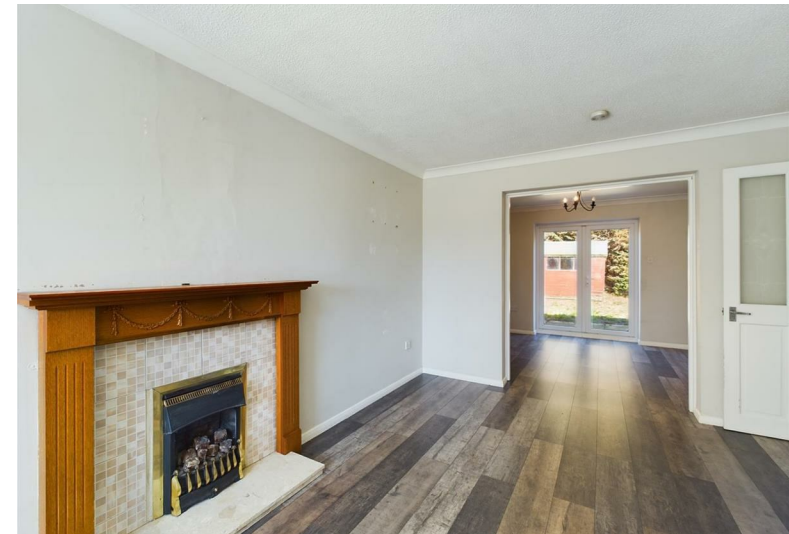
Date Available: 14th January
2024

Deposit: £1,032

Unfurnished

- Three Double Bedroom
- Open Plan Living Diner
- Non Overlooked Rear Garden
- Parking For Multiple Vehicles
- Cul-De-Sac Position
- FREEHOLD / COUNCIL TAX BAND - B
- EPC - D

The perfect semi-detached three bedroom investment property or first time buy. Comprising internally of an entrance hall, open plan living room/diner, kitchen, to the first floor there are three double bedrooms and the family bathroom. With front and rear gardens, an integral garage with parking for two vehicles.



Description
 A semi-detached three bedroom home, comprising internally of an entrance hall, open plan living room/diner, kitchen, to the first floor there are three double bedrooms and the family bathroom. With front and rear gardens, an integral garage with parking for two vehicles.

Unfortunately we cannot accept smokers at this property.
 Pets Considered

Length of tenancy - 12 months initial tenancy
 Council Tax Band - B - Lincoln City Council

Mobile (based on calls indoors) - O2 & Vodafone Good coverage
 Broadband (estimated speeds) -
 Standard 4 mbps
 Superfast 40 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	63	
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.