



Beaufort Close, Lincoln

£850 PCM


MARTIN&CO

Beaufort Close, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£850 PCM

Date Available: 15th March 2024

Deposit: £917

Unfurnished

- 3 Bedrooms
- Lounge/diner
- Family Bathroom
- Garage
- Off Road parking
- Good access to A46
- Council tax B

3 Bedroom family home with garage and drive. Internally comprising of 2 double bedrooms and 1 single, lounge/diner, kitchen and family bathroom. Enclosed rear garden. Ideal location for A46 and local shops and schools.



3 Bedroom family home with garage and drive. Internally comprising of 2 double bedrooms and 1 single, lounge/diner, kitchen and family bathroom. Enclosed rear garden. Ideal location for A46 and local shops and schools.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - Lincoln 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	60	
(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		
(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.