



**Beaufort Road, Lincoln**

**£850 Per Month**

  
**MARTIN & CO**

Beaufort Road, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 23rd October  
2024

Deposit: £980

Unfurnished

- Two Bedroom Home
- Uphill Location
- Rear Garden
- Shared Driveway Parking
- EPC Rating - C
- Council Tax Band - A



Two bedroom mid-terraced home positioned uphill on Glebe Park. Internally comprising of an entrance porch, living room, kitchen diner, two bedrooms and a bathroom. Externally offering a rear garden and shared driveway parking to the front.



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Glebe Park is an ever popular residential location to the North of the City. Benefitting from local shopping facilities, close to Lincoln Hospital, schooling and transport links. Located uphill, this property is only a short distance away from the historic Bailgate and Cathedral quarter, Lincoln Castle and Bishop Grosseteste University.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 6 months initial tenancy with a view to extending long term.

EPC Rating - C  
 Council tax band - A - Lincoln City Council  
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three  
 Broadband (estimated speeds) - 1mbps (Standard), 61mbps (Superfast), 1000 mbps (Ultrafast)  
 Satellite & Cable TV Availability - BT + Sky + Virgin

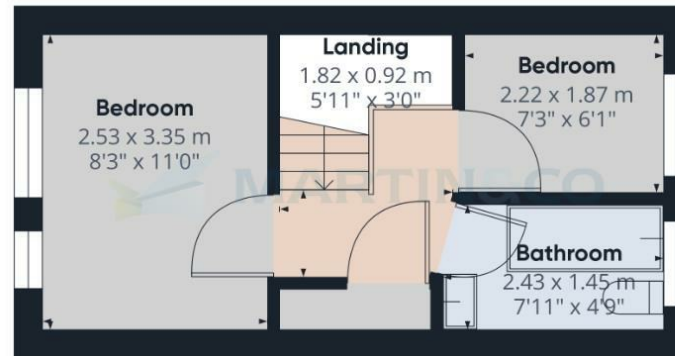


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

44.16 m<sup>2</sup>  
475.33 ft<sup>2</sup>

**Reduced headroom**

1.41 m<sup>2</sup>  
15.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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.