



Hollywell Road, Lincoln

£875 Per Month


MARTIN & CO

Hollywell Road, Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

£875 Per Month

Date Available: 11th August 2025
Deposit: £1,009
Unfurnished

- 2 x DOUBLE BEDROOMS
- MODERN
- CAR PORT
- ENCLOSED REAR GARDEN
- GCH & DOUBLE GLAZING
- Council Tax - A
- EPC - D

An well presented and modern 2 bedroom mid terraced home situated in the popular area off Brant Road being close to amenities, schools and only a short drive into the City Centre itself. Benefiting from uPVC double glazing, full gas central heating, integrated appliances and a car port.



FULL DESCRIPTION

This well presented accommodation comprises entrance hallway, spacious lounge/diner, superb modern fitted kitchen with built in appliances, two first floor double bedrooms and impressive family bathroom. There is an enclosed rear garden which is mainly laid to lawn with raised decking, and there is off road parking for two cars to the front of the property.

Unfortunately we cannot accept smokers or pets on this property.

12 months - initial tenancy
Council Tax - A

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 4 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		
		81
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.