



**Craven Street, Lincoln**

**£925 Per Month**

  
**MARTIN&CO**

Craven Street, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£925 Per Month

Date Available: 20th August 2024  
Deposit: £1,067  
Unfurnished

- Three Good Sized Bedrooms
- Two Reception Rooms
- Recently Refurbished
- Enclosed Rear Courtyard
- On Road Parking Available
- Close to City Centre and South Common
- EPC RATING - C
- COUNCIL TAX BAND - A

Three bedroom semi-detached home on Craven Street situated just off the High Street being close to local amenities and transport links. Comprising of two reception rooms, kitchen and a ground floor bathroom with three good sized bedrooms to the first floor plus an externally enclosed rear courtyard.



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Unfortunately we cannot accept smokers on this property.  
 Pets may be considered on a case by case basis.

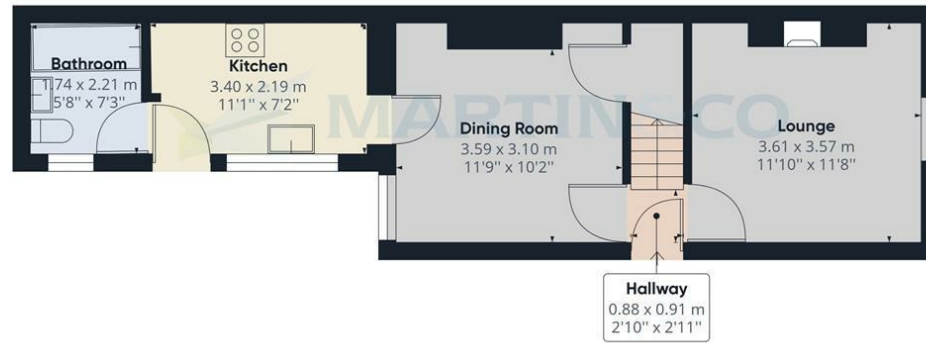
Length of tenancy - 12 months initial tenancy  
 Council tax band - A - Lincoln City Council

Mobile (based on calls indoors) 02  
 Satellite & Cable TV Availability BT, Virgin & Sky  
 Broadband (estimated speeds)  
 Standard 7 mbps  
 Superfast 77 mbps  
 Ultrafast 1000 mbps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>85</b>
	<b>69</b>	
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
70.70 m<sup>2</sup>  
761.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

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.