



Bargate, Lincoln

£975 Per Month


MARTIN&CO

Bargate, Lincoln

House - End Terrace

3 Bedrooms, 3 Bathroom

£975 Per Month

Date Available: 1st April 2025

Deposit: £1,125

Unfurnished

- Three / Four Bedrooms
- Part of a Converted Victorian School
- Spacious Open Plan Living
- Bathroom and separate Shower Room
- Communal Yard
- On Road Parking
- Council Tax - A
- EPC Rating - D

Three/four bedroom property which was part of a converted Victorian School, just off Lincoln high street within easy access to local amenities. Internally comprising of an open plan kitchen / dining / living area, shower room, study / bedroom 4, three further bedrooms and a family bathroom.



Three/four bedroom property which was part of a converted Victorian School, conveniently positioned just off Lincoln high street within easy access to local amenities. Internally comprising of an open plan kitchen / dining / living area, shower room, study / bedroom 4, three further bedrooms and a family bathroom. On road parking and access to a rear communal yard.

Unfortunately we cannot accept pets or smokers on this property.

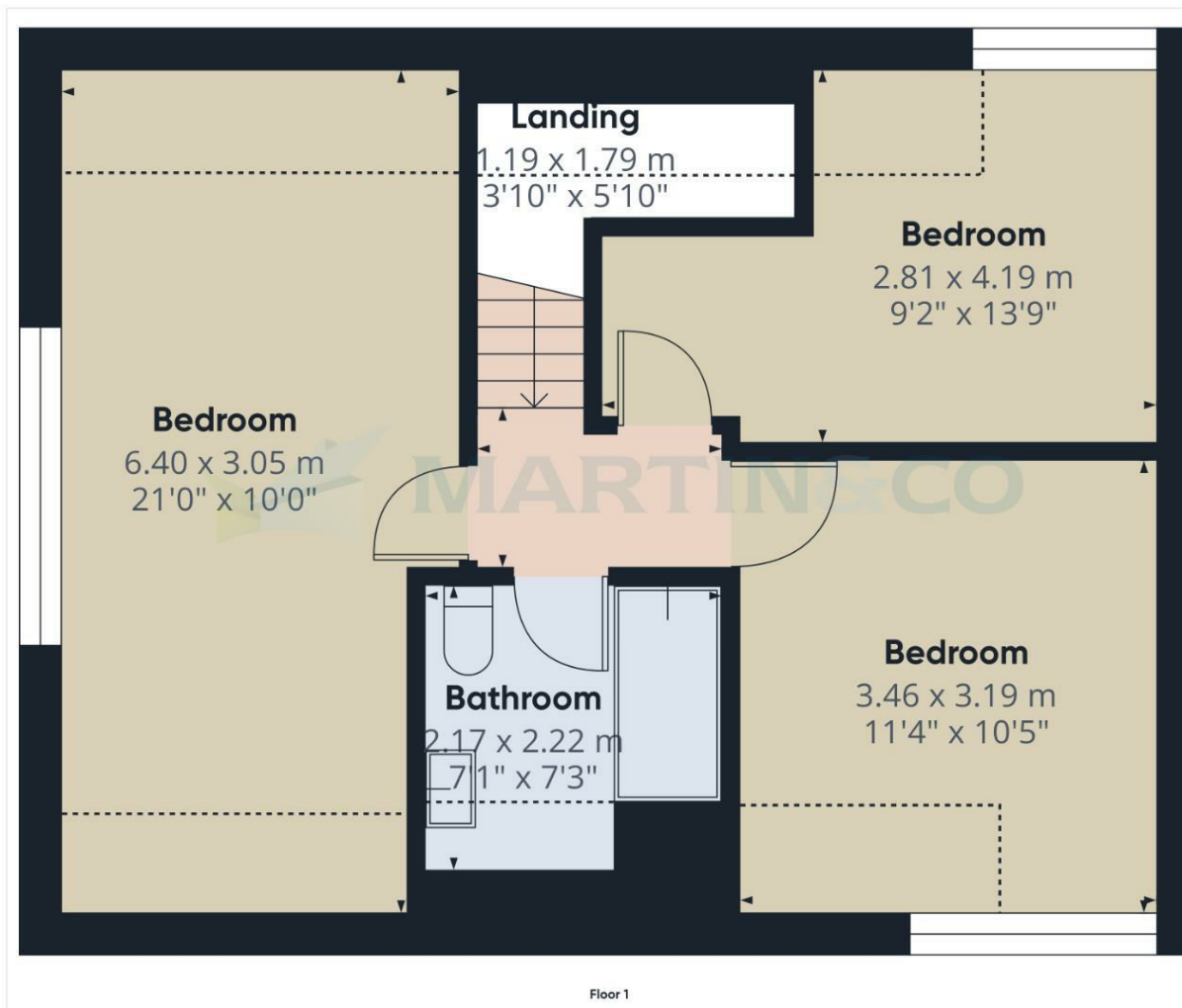
Length of tenancy - 12 months initial tenancy.
 Long term tenancy may be available.
 Council tax band - A - Lincoln City Council

Broadband (estimated speeds)
 Standard 7 mbps
 Superfast 77 mbps
 Ultrafast 1000 mbps
 Satellite & Cable TV Availability
 BT & Sky



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		
		86
	58	
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

46.33 m²
498.69 ft²

Reduced headroom

7.37 m²
79.36 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 1

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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.