



Riverside Drive , Anchor Quay ,  
Lincoln

01 400 500 000

  
**MARTIN&CO**

Riverside Drive , Anchor Quay ,  
Lincoln

House - Mid Terrace  
3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 13th October  
2025

Deposit: £1,000

- 3 Bedrooms
- En- Suite
- Fitted Kitchen
- Garage
- Off road parking
- city Location
- Walking distance to University
- EPC - C
- Council Tax - C
- Initial 12 month tenancy

3 Bedroom Town House comprising of:  
Entrance hall, cloakroom, fitted dining  
kitchen, lounge with patio doors leading to  
rear garden. First floor 2 x bedrooms and a  
family bathroom. Second floor has the  
Master bedroom built-in wardrobes and an  
en-suite with a shower cubicle. Garage with  
property



**DESCRIPTION**

3 Bedroom Town House comprising of: Entrance hall, cloakroom, fitted dining kitchen, lounge with patio doors leading to rear garden. First floor 2 x bedrooms and a family bathroom. Second floor has the Master bedroom built-in wardrobes and an en-suite with a shower cubicle. Garage with property

Unfortunately we are unable to accept pets or smokers at this property  
 Length of tenancy - 12 months initial tenancy  
 Council tax band - C - Lincoln Council

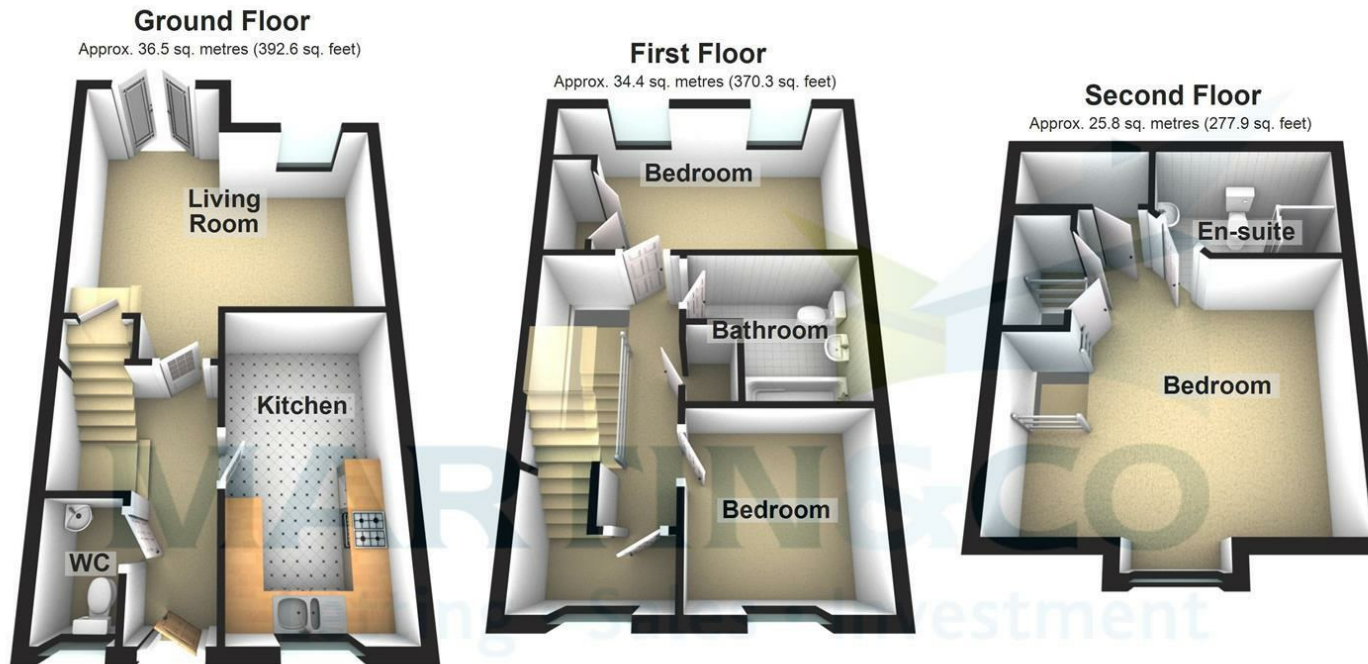
Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 12 mbps  
 Superfast 80 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT Sky



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		
	77	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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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.

