



**Ripon Street, Lincoln**

**£950 PCM**

  
**MARTIN & CO**

Ripon Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 11th November  
2024

Deposit: £1,096

Unfurnished

- Bay Fronted Family Home
- Recently Refurbished
- Spacious Property
- Generous Rear Garden with Storage
- Ground Floor Bathroom
- Permit Parking
- EPC Rating - D
- Council Tax Band - A

Spacious three bedroom bay fronted family home within walking distance to the city centre. Having been recently refurbished, this property comprises internally of an entrance hall, lounge, kitchen diner, utility area and ground floor bedroom with three bedrooms to the first floor.



Spacious three bedroom bay fronted family home within walking distance to the city centre. Having been recently refurbished, this property comprises internally of an entrance hall, lounge, kitchen diner, utility area and ground floor bedroom with three bedrooms to the first floor. Externally benefitting from a good sized rear garden with storage shed, small front garden and permit parking is available on street.

Ripon Street is just a short walk from Lincoln High Street with a variety of local amenities.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy.

EPC Rating - D  
 Council tax band - A - Lincoln City Council  
 Mobile (based on calls indoors) - O2, EE, Vodafone, Three  
 Broadband (estimated speeds) - 15mbps (Standard), 80mbps (Superfast), 1000mbps (Ultrafast)  
 Satellite & Cable TV Availability - BT, Sky, Virgin

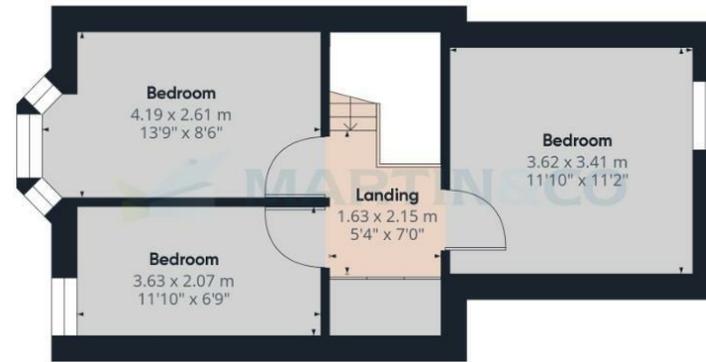


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>62</b>
<b>England &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>		
(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	



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
75.94 m<sup>2</sup>  
817.41 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.

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.