



**St Andrews Street, City Centre,
Lincoln**

£200 Per Month


MARTIN&CO

St Andrews Street, City Centre,
Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

£800 Per Month

Date Available: 4th August 2025

Deposit: £923

Unfurnished

- Two Double Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- PVC Double Glazing
- On Street Parking
- Lincoln City - Band A
- EPC - D

A two double bedroom home with on street parking excellently located within walking distance to the city centre, benefiting from modern kitchen and bathroom, gas central heating, PVC double glazing, shared passage and an enclosed rear garden with storage sheds.



FULL DESCRIPTION

A two double bedroom home with on street parking excellently located within walking distance to the city centre, benefiting from modern kitchen and bathroom, gas central heating, PVC double glazing, shared passage and an enclosed rear garden with storage sheds plus on street parking. Internally comprising: Lounge, dining room with an electric fire and under stairs storage cupboard, fitted kitchen with a free standing electric cooker, plumbing and space for a washing machine, upstairs there are two double bedrooms and bathroom with a mains operated shower over the bath.

12 Month initial tenancy
Council Tax Band A - Lincoln City council

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 15 mbps
Superfast 72 mbps
Ultrafast 1800 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		
		85
	60	
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		
	45	49
England & Wales	EU Directive 2002/91/EC	

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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.