



**St Nicholas Street, Lincoln**

**£800 PCM**

  
**MARTIN & CO**

# St Nicholas Street, Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£800 PCM

Date Available: 9th February  
2026

Deposit: £923

## Unfurnished

- Accommodation over 3 floors
- Modern fitted kitchen
- Family bathroom
- Basement den
- Two double bedrooms
- Fully enclosed low maintenance garden
- On road parking
- Must view to be appreciated
- EPC C
- Council tax A

A fabulous character property with modern features. Accommodation over 3 floors comprises 'basement den', fitted dining kitchen with utility area, family bathroom with shower over bath, front reception room and two double bedrooms. A fully enclosed low maintenance back garden and on road parking. Perfect city location close to the ever popular Bailgate area. Must be viewed to be appreciated.



**Description**  
 A fabulous character property with modern features. Accommodation over 3 floors comprises 'basement den', fitted dining kitchen with utility area, family bathroom with shower over bath, front reception room and two double bedrooms. A fully enclosed low maintenance back garden and on road parking. Perfect city location close to the ever popular Bailgate area. Must be viewed to be appreciated.

**Initial 6 month tenancy**

**Mobile (based on calls indoors)**  
 O2 EE Three Vodafone

**Broadband (estimated speeds)**  
 Standard 8 mbps  
 Superfast 80 mbps  
 Ultrafast 1800 mbps

**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>89</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>		
(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>90</b>
		<b>67</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**01522 503727**  
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**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.