



Wheatfield Road, Lincoln

£700 Per Month


MARTIN & CO

Wheatfield Road, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£700 Per Month

Date Available: 21st July 2025

Deposit: £807

Unfurnished

- Ground Floor Flat
- Two Bedroom
- Popular Area
- Off Road Parking
- Modern Kitchen and Bathroom
- uPVC DG & GCH
- EPC RATING - C
- COUNCIL TAX BAND - A

Two bedroom ground floor flat in the popular residential area of Birchwood. Comprising of an entrance hall, kitchen, living room, bathroom and two bedrooms with driveway parking plus front and rear gardens.



DESCRIPTION

Two bedroom ground floor flat in the popular residential area of Birchwood. Comprising of an entrance hall, kitchen, living room, bathroom and two bedrooms with driveway parking plus front and rear gardens.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - A - Lincoln Council

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 3 mbps
Superfast 80 mbps
Ultrafast 1000 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			
England & Wales		70	74
	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			
England & Wales		71	76
	EU Directive 2002/91/EC		

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.