



**Clarina Street, Lincoln**

**£895 Per Month**

  
**MARTIN & CO**

Clarina Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 18th August 2025

Deposit: £1,032

Unfurnished

- Easy Access To City Centre
- Four Piece Bathroom
- Two Reception Rooms
- EPC Rating - D
- Council tax band - A - Lincoln City Council
- 12 months initial tenancy with a long term tenancy preferred

Modernised and well presented 2 bedroom mid terraced property located within walking distance to Lincoln City Centre, two reception rooms, modern kitchen, two good sized bedrooms, 4 piece Bathroom, plus an enclosed rear garden housing a brick built shed. Gas central heating and on street parking.



**Description**

Modernised and well presented 2 bedroom mid terraced property located within walking distance to Lincoln City Centre, two reception rooms, modern kitchen, two good sized bedrooms, 4 piece Bathroom, plus an enclosed rear garden housing a brick built shed. Gas central heating and on street parking.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - D  
Council tax band - A - Lincoln City Council

Mobile (based on calls indoors)

- Indoor:
- EE - Limited
- THREE - Limited
- O2 - None
- VODAFONE - None

- Outdoor:
- EE - Likely
- THREE - Likely
- O2 - Likely
- VODAFONE - Likely

Broadband (estimated speeds)

- Standard: 15mbps,
- Superfast: 80mbps,
- Ultrafast: 1800mbps

Satellite & Cable TV Availability

BT Sky Virgin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**01522 503727**  
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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.