



Coleraine Close, Lincoln

£850 PCM


MARTIN & CO

Coleraine Close, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£850 PCM

Date Available: 14th August 2025

Deposit: £980

Unfurnished

- GARAGE
- WELL PRESENTED
- MODERN SHOWER ROOM
- WALKING DISTANCE TO AMENITIES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- Council tax Band A - Lincoln city council
- EPC - C

An excellent example of a well presented and modern 2 bedroom property, situated within walking distance to amenities and only a short drive into the city centre itself. Benefiting from gas central heating, uPVC double glazing and a garage in a block. 1 pet considered and available long term



FULL DESCRIPTION

An excellent example of a well presented and modern 2 bedroom property, situated within walking distance to amenities and only a short drive into the city centre itself. Benefiting from gas central heating, uPVC double glazing and a garage in a block. 1 pet considered and available long term

12 months initial tenancy
Council tax Band A - Lincoln city council

Mobile (based on calls indoors)
O2 EE Three Vodafone
Broadband (estimated speeds)
Standard 29 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		
	70	80
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		
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Not environmentally friendly - higher CO ₂ emissions		
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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.