



Austen Walk, Lincoln

£900 Per Month


MARTIN & CO

Austen Walk, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£900 Per Month

Date Available: 31st January
2026

Deposit: £1,038

Unfurnished

- 3 Bedroom home
- On road parking
- Gas central heating
- Rear Garden
- Council tax - A
- EPC - C

Three bedroom home located in the St. Giles area of Lincoln being close to local amenities including shops and schooling. Comprising of an entrance hall, wc, lounge, kitchen, bathroom and three bedrooms. Externally the property benefits from rear garden and on road parking.

Unfortunately we cannot accept pets or smokers for this property.
6 month initial tenancy
Council Tax -A Lincoln city



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

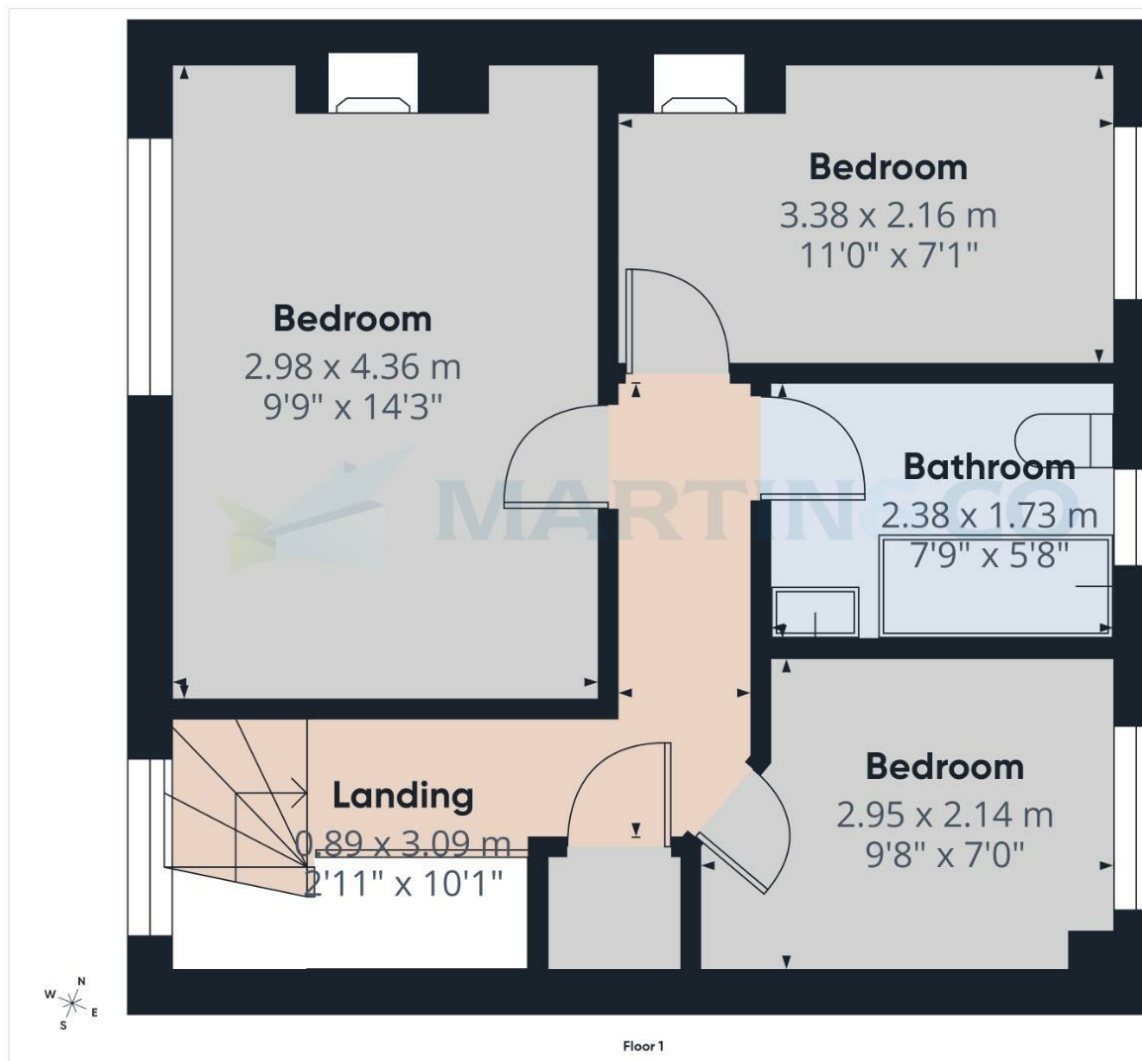
Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 79 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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Approximate total area⁽¹⁾
 35.5 m²
 383 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.