



**Mildmay Street, Lincoln**

**£1,000 PCM**

  
**MARTIN&CO**

Mildmay Street, Lincoln

House - Mid Terrace  
2 Bedrooms, 2 Bathroom

£1,000 PCM

Date Available: 30th August 2024  
Deposit: £1,153  
Unfurnished

- Bay Fronted Home
- Uphill Location
- Fully Fitted Kitchen
- Utility Area
- Downstairs Cloakroom
- Four Piece Bathroom
- Two Double Bedrooms
- Immaculately Presented
- EPC - D
- Council Tax Band - A

Immaculately presented and maintained two bedroom bay fronted home positioned uphill in Lincoln. Comprising internally of a living room, dining room, fully fitted kitchen with utility area and downstairs cloakroom, two double bedrooms and a four piece bathroom. This property is an absolute must view!



Immaculately presented and maintained two bedroom bay fronted home positioned uphill in Lincoln. Comprising internally of a living room, dining room, fully fitted kitchen with utility area and downstairs cloakroom, two double bedrooms and a four piece bathroom. Enclosed rear garden and on road parking available. This property is an absolute must view!

Mildmay Street sits within the popular and much sought after uphill area of Lincoln with local amenities and a short distance to Lincoln Cathedral.

Unfortunately we cannot accept smokers on this property.  
 Pets may be considered on a case by case basis.

Length of tenancy - 12 months initial tenancy.

EPC Rating - D  
 Council tax band - A - Lincoln City Council  
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three  
 Broadband (estimated speeds) - 6mbps (Standard), 80mbps (Superfast), 1000 mbps (Ultrafast)  
 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>	61	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approximate total area<sup>m</sup>  
83.16 m<sup>2</sup>  
895.13 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.