



**Newark Road, Lincoln**

**£900 Per Month**

  
**MARTIN & CO**

Newark Road, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£900 Per Month

Date Available: 16th December 2024

Deposit: £1,038

Unfurnished

- Great location
- Close to local amenities
- Modern décor
- Double bedrooms
- Easy public transport routes
- Two reception rooms
- Bathroom
- Enclosed rear garden

Three bedroom home situated on Newark Road with amenities close by and only a short drive or bus journey into the city centre. Internally comprising of two reception rooms, kitchen, three bedrooms and a bathroom. Rear garden and on street parking available.



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Unfortunately we are unable to accept pets or smokers at this property  
Council tax Band - A - Lincoln city council

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Mobile (based on calls indoors)  
O2 EE Three Vodafone

Satellite & Cable TV Availability  
BT Sky Virgin



Energy Efficiency Rating	
Current	Potential
	79
65	

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 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) A  
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England & Wales EU Directive 2002/91/EC

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**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.