



Gibbeson Street, Lincoln

£850 Per Month


MARTIN&CO

Gibbeson Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 11th December
2025

Deposit: £980

Unfurnished

- Spacious living
- Enclosed Rear Garden
- On Road Parking
- Two Double Bedrooms
- EPC rating - D
- Council Tax Band - A



Modernised and well presented 2 bedroom mid terraced property located within walking distance to Lincoln city centre, two reception rooms, modern kitchen and downstairs bathroom, two double bedrooms plus an enclosed rear garden. Gas central heating and on street parking.



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The property has recently been updated to include; freshly decorated throughout, new bathroom, new kitchen with new free standing cooker, new combi boiler, new flooring and new windows and doors.

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

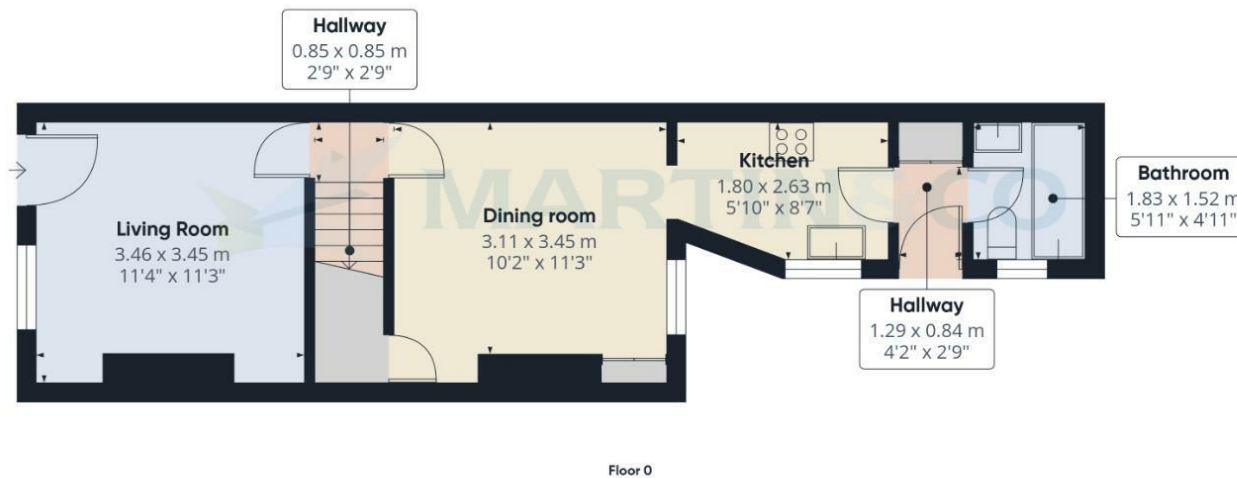
Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - D
 Council tax band - A - Lincoln

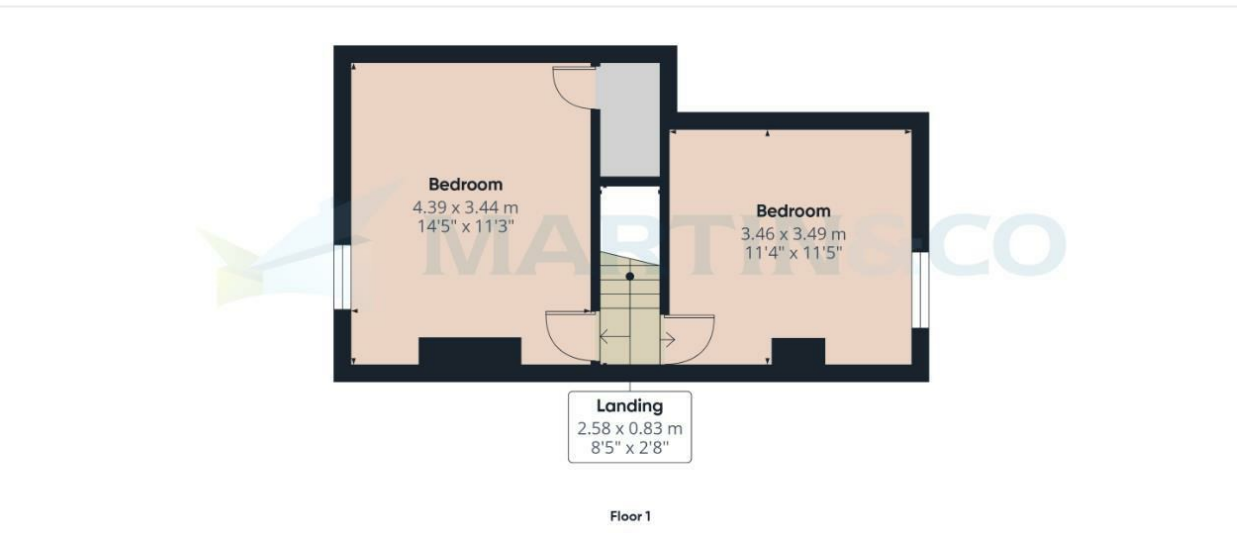


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
63.2 m²
679 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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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.