



**Industrial Cottages, Lincoln**

**£700 PCM**

  
**MARTIN&CO**



# Industrial Cottages, Lincoln

House - Mid Terrace

1 Bedrooms, 1 Bathroom

£700 PCM

Date Available: 18th December 2024

Deposit: £807

Unfurnished

- Mid Terraced Home
- Well Presented Throughout
- Open Plan Living
- Gas Central Heating
- Low Maintenance Garden
- Off Road Parking
- Pets Considered
- COUNCIL TAX - A
- EPC - C

One bedroom Mid-terraced home situated within the residential area just off Long leys Road. Comprising of an open plan kitchen and living room, one double bedroom and bathroom. Driveway parking and a low maintenance rear garden.

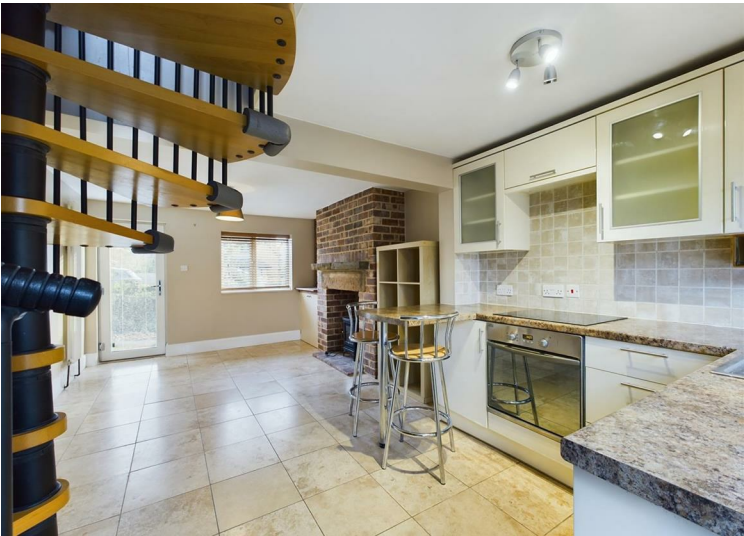




**DESCRIPTION**  
One bedroom Mid-terraced home situated within the residential area just off Long leys Road. Comprising of an open plan kitchen and living room, one double bedroom and bathroom. Driveway parking and a low maintenance rear garden.

Pets will be considered on a case by case basis  
Unfortunately we cannot accept smokers on this property.  
Length of tenancy - 12 months initial tenancy  
Council tax band - A - Lincoln County Council

Broadband (estimated speeds)  
Standard 8 mbps  
Superfast 40 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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.