

# BELL



14, LANGWORTHGATE  
Lincoln

 2  1  2  E

£900 PCM

- RENT: £900.00 PCM / DEPOSIT: £1038.48
- TERRACED HOUSE
- TWO BEDROOMS
- EPC: E / COUNCIL TAX BAND: A
- UPHILL LOCATION
- CONTACT LINCOLN: 01522 538888



A WELL PRESENTED TWO BEDROOM TERRACE HOUSE SITUATED IN THE POPULAR UPHILL AREA BEING CONVENIENT FOR THE BAILGATE, LINCOLN CENTRE AND THE A46 BYPASS.

THE PROPERTY OFFERS THE FOLLOWING ACCOMMODATION:

Ground Floor: Sitting Room: Dining Room: Kitchen (having a range of fitted cupboards, gas hob, electric oven and extractor fan).

First Floor: Two Bedrooms (one with walk in storage) and Bathroom (with shower over the bath).

Gas Fired Central Heating: Part Double Glazed: Rear Yard: Brickstore:

RENT: £900.00

DEPOSIT: £1038.48

ENERGY RATING: E

COUNCIL TAX BAND: A

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, [www.robert-bell.org](http://www.robert-bell.org), and copies are displayed in our offices and can be provided on request."



### Energy Efficiency Rating

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Lincoln Lettings**

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