



BELL

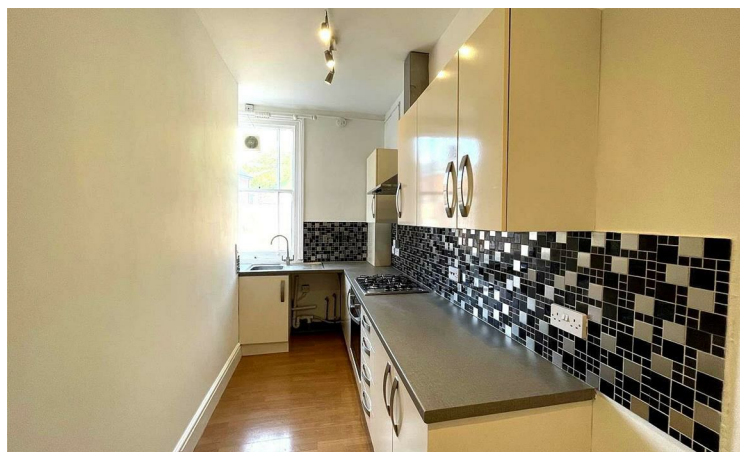


3 WITHAM VIEW, DRURY LANE
Lincoln



£825 PCM

- RENT: £825.00 PCM / DEPOSIT: £951.92
- CITY LOCATION
- FIRST FLOOR FLAT
- EPC: C / COUNCIL TAX BAND: A
- 1 DOUBLE BEDROOM
- CONTACT LINCOLN: 01522 538888



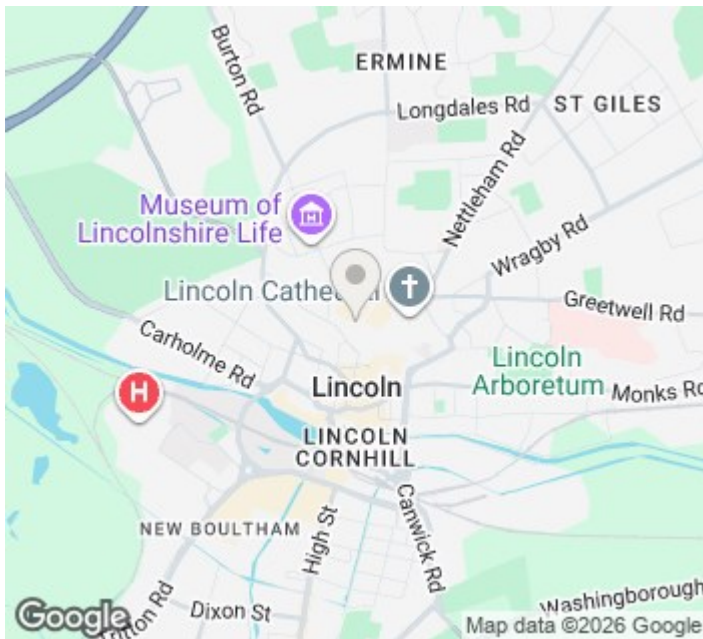
Located in the highly sought-after uphill area of Lincoln, this attractive one bedroom first floor flat offers comfortable accommodation within easy walking distance of the historic Bailegate, Lincoln Cathedral, Lincoln Castle, and an excellent selection of independent shops, cafes, restaurants, and local amenities.

The property comprises an entrance hallway leading to a bright and spacious lounge, which features a fitted gas fire with a marble surround and attractive stripped pine flooring, creating a warm and welcoming living space. The fitted kitchen offers a good range of wall and base units and is equipped with an electric oven and gas hob.

The double bedroom is generously sized and benefits from stripped pine flooring, adding to the property's character and charm. The bathroom is fitted with a white suite and includes a shower over the bath.

This well presented flat combines period character with practical modern living and is ideally suited to a single professional or a couple seeking a home in one of Lincoln's most desirable residential locations.

"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, 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) A		
(81-91) B		
(69-80) C	70	81
(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 	



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

43 Silver Street
Lincoln
Lincolnshire
LN2 1EH

01522 538888

lettingslincoln@robert-bell.org
<https://robert-bell.org/>

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