

BELL



53, MONTAGUE STREET
Lincoln

2 1 2 D

£900 PCM

- RENT: £900.00 DEPOSIT: £1038.48
- END TERRACE HOUSE
- TWO BEDROOMS
- EPC: D / COUNCIL TAX BAND: A
- CITY LOCATION
- CONTACT LINCOLN: 01522 538 888



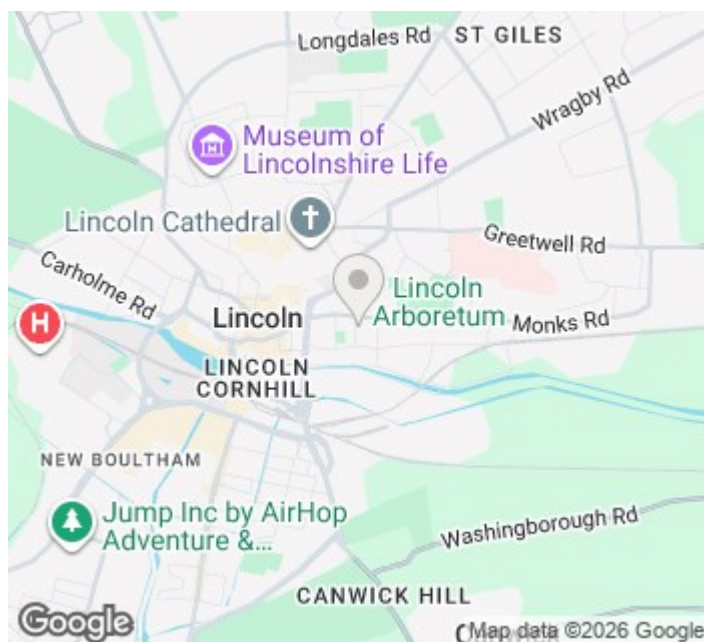
A SPACIOUS TWO BEDROOM END TERRACE HOUSE LOCATED CLOSE TO LINCOLN CENTRE AND BEING CONVENIENT FOR ALL LOCAL AMENITIES. THE PROPERTY OFFERS THE FOLLOWING ACCOMMODATION:

Ground Floor: Lounge: Dining Room: Kitchen.

First Floor: Landing: Two Bedrooms: Family Bathroom.

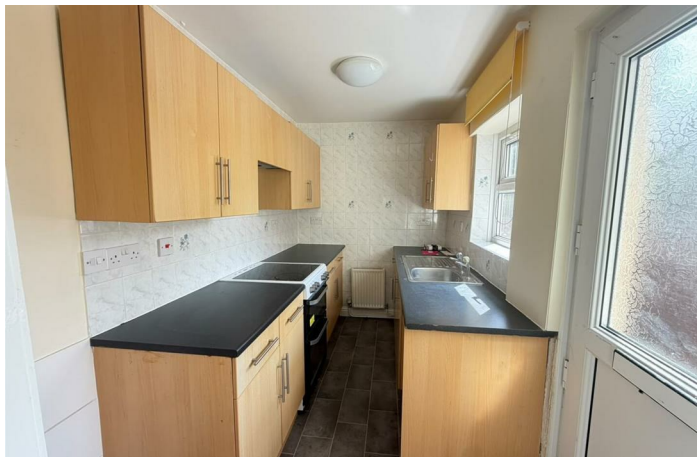
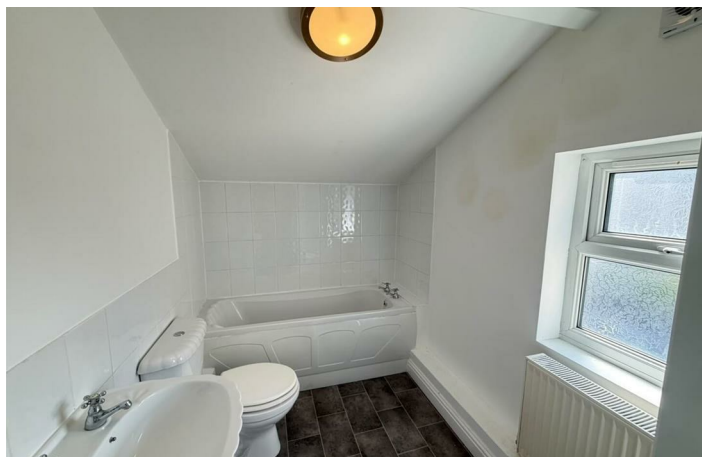
Outside: Rear Courtyard with Outbuilding and Off Street Parking.

"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		88
(69-80) C		
(55-68) D	59	
(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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