

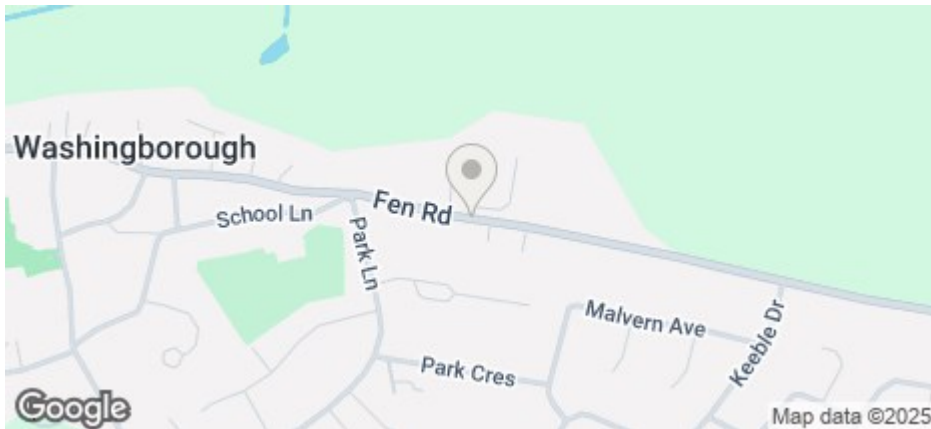


£850 PCM

COUNCIL TAX BAND:



10a Fen Road, Washingborough, Lincoln, LN4 1AB



- Popular village location
- Modern family bathroom and separate downstairs WC
- Enclosed rear garden
- Great transport links
- Two bedrooms
- Driveway parking
- Modern kitchen
- Council Tax band B

Rights & restrictions

TOGETHER (as to the land edged red) with a right of way for the Purchasers and their successors in Title over the part of the passageway on the eastern side of the property that is not included in the property hereby conveyed subject to the contribution by the Purchasers of one moiety of the expense of keeping the said passageway in good repair..... SUBJECT to the right for the owner and occupiers of Number 11 Fen Road Washingborough aforesaid to pass and repass from time to time and at all times and for all purposes over and along the part of the passageway on the eastern side of the property hereby conveyed as is included in the said property hereby conveyed AND SUBJECT to all rights of way water and other easements (if any) affecting the property hereby conveyed so far as the same relate to the property hereby conveyed and is still subsisting and capable of taking effect.

1. The right to enter after giving reasonable notice at all reasonable times (except in the case of emergency) upon the Retained Land so far as may be necessary for the purposes of inspecting cleaning maintaining repairing and renewing buildings walls fences and other boundary structures of the property now or within the perpetuity period constructed and to carry out those works causing as little damage as possible and making good to the reasonable satisfaction of the Vendor any damage caused

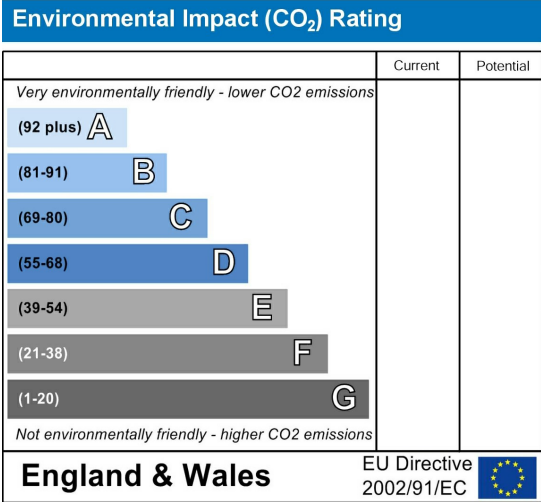
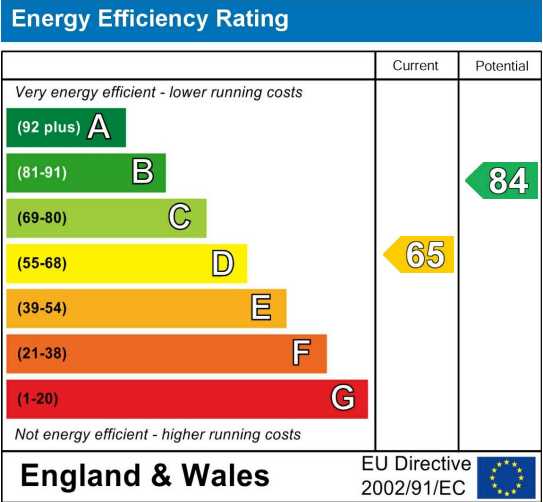
2. The right of support and shelter afforded by the Retained Land for any building erected or to be erected within the perpetuity period on the Property

3. All other rights easements quasi-rights and quasi-easements (other than of way) enjoyed in respect of the Property over the Retained Land as would be deemed to exist if the Property and the Retained Land had been used in their present state from time immemorial but by different owners The right of support and shelter afforded by the Property for any building erected or to be erected within the perpetuity period on the Retained Land

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



A great opportunity to let this 2 bedroom semi detached property in the popular village of Washingborough.

The property comprises of entrance hall leading to lounge, dining room & kitchen with a downstairs cloak room. The stairs lead to the first bedrooms and family bathroom. Outside is a pleasant enclosed garden and driveway parking.

Gas central heating. Driveway parking.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07954 143739

Call - 01522 802020

Email - info@cloudlettings.co.uk

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is subject to known rights and restrictions, please see brochure for further information.

There are planning applications in the immediate locality; please see the brochure & contact North Kesteven Council for further information.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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Terms and conditions apply. Contact the office for more information.



Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m