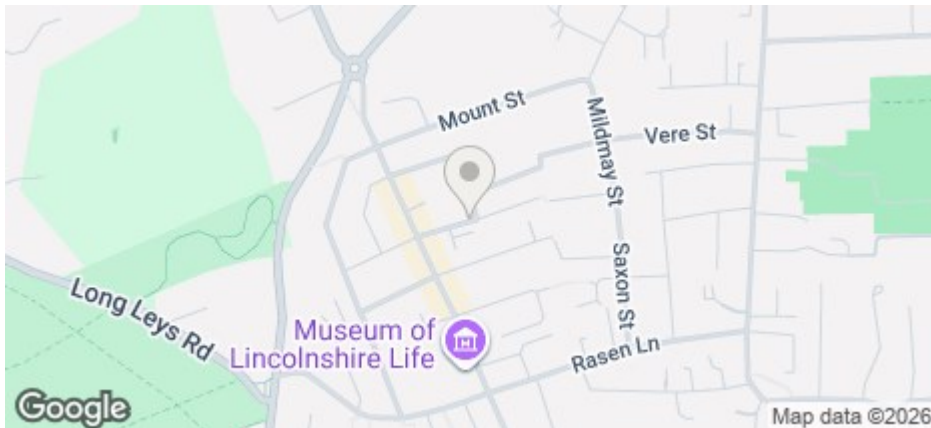




23 Wilson Street, Lincoln, Lincs, LN1 3HZ

£875 Per Calendar Month COUNCIL TAX BAND: A



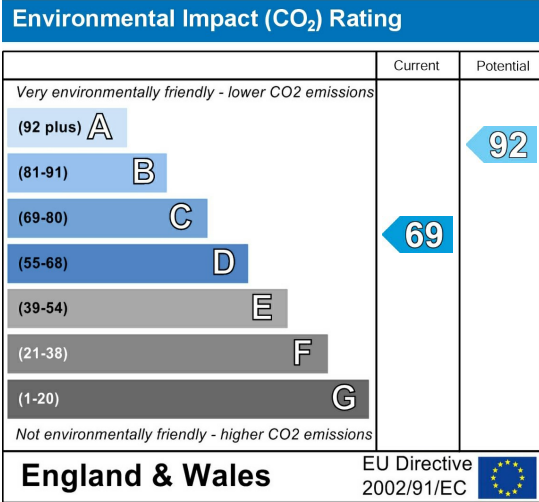
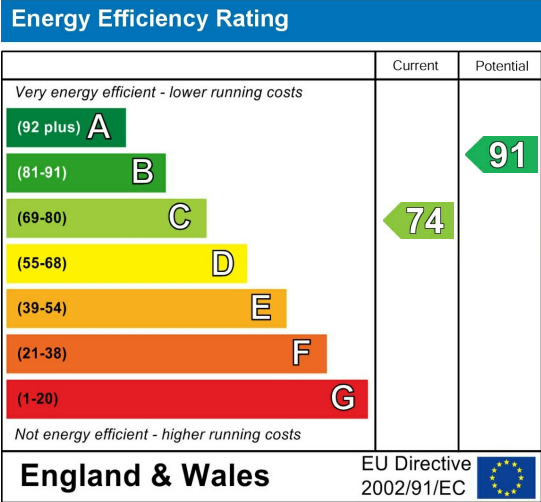
- Two good sized bedrooms
- On-street parking
- Great Uphill location
- Council Tax Band A
- Modern kitchen and shower room
- Part Furnished
- Rear garden

Rights & restrictions
TOGETHER with a right of passage or way in common with the Vendors and all others having similar rights on foot only over and along the passages or ways coloured green on the said plan and the right to use the drainage gas and water pipes now laid or hereafter to be laid therein for the benefit of the property hereby conveyed or any adjacent or adjoining property SUBJECT to the payment of a proportionate part of the cost of keeping the passages and the said drainage gas and water pipes cleansed and in repair RESERVING nevertheless unto the Vendors and the owner or owners for the time being of the adjoining dwellinghouse Number 21 Wilson Street a right of way at all times on foot only over and along the open pathway coloured blue on the said plan subject to the payment of a proportionate part of the cost of keeping the said pathway in repair and TOGETHER with and RESERVING respectively so that they shall subsist as legal easements all such other rights privileges (if any) as are now enjoyed or suffered in respect of the property hereby conveyed in common with the adjoining properties.

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>



This two bedroom property is in a great location in Uphill Lincoln with plenty of local shops and amenities.

The property boasts a modern kitchen with open plan dining area and a separate lounge. To the first floor and two well proportioned double bedrooms and the shower room. To the rear is a garden with patio area.

Parking is available on street. Gas central heating.

The property is affected by known rights or restrictions; open the brochure for further details.

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

Text - 07983 819835

Call - 01522 802020

Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

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 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.

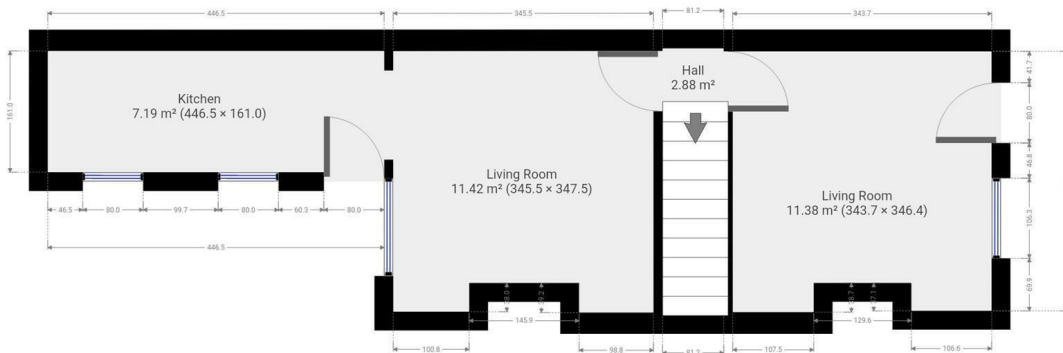
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

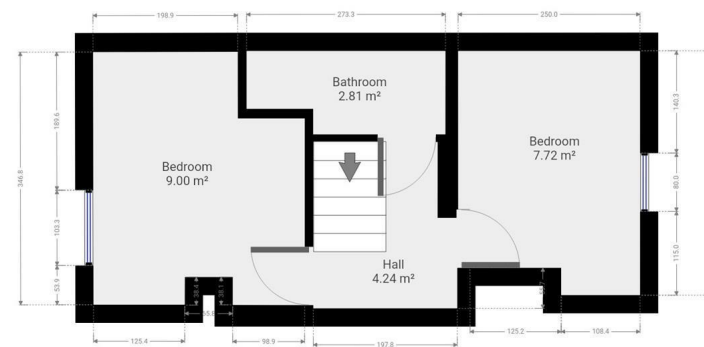
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

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