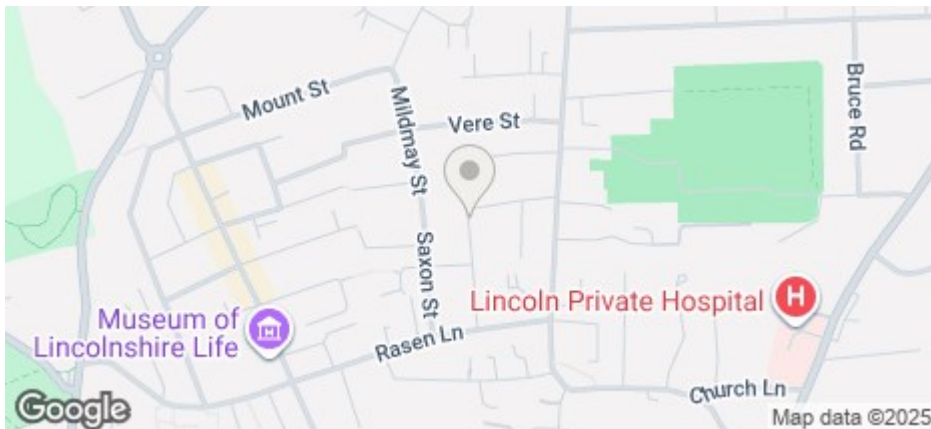




## 34 St. Nicholas Street, Lincoln, LN1 3EQ

£875 Per Month

COUNCIL TAX BAND: A

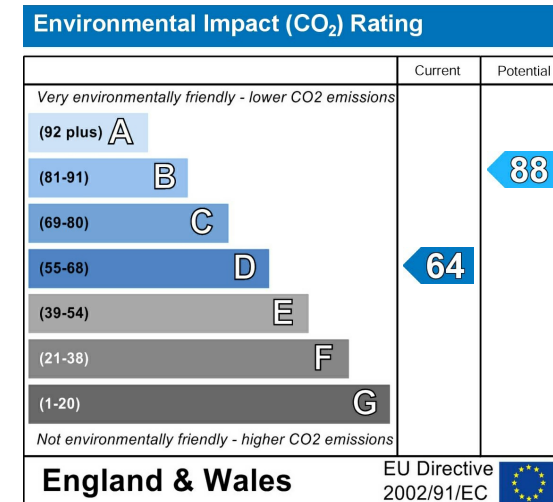
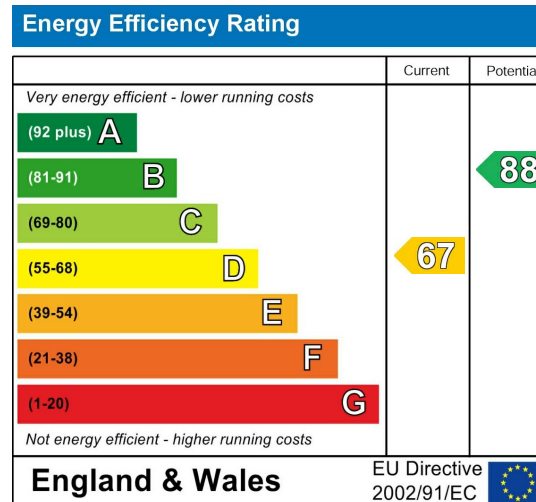


- Two bedrooms
- One parking space
- View the virtual tour
- Modern kitchen
- Council Tax Band A
- Lounge with feature fireplace
- Modern Bathroom with shower over bath
- Close to the Cathedral and Castle
- Part furnished can be available

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 fantastic opportunity to let this two bedroom house close to the Bailgate and Cultural Quarter of Lincoln, within walking distance of local schools and parks.

The property features a modern kitchen and bathroom, feature fire places and two good sized double bedrooms. Includes on off street parking space to the rear of the property.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto: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.

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.

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

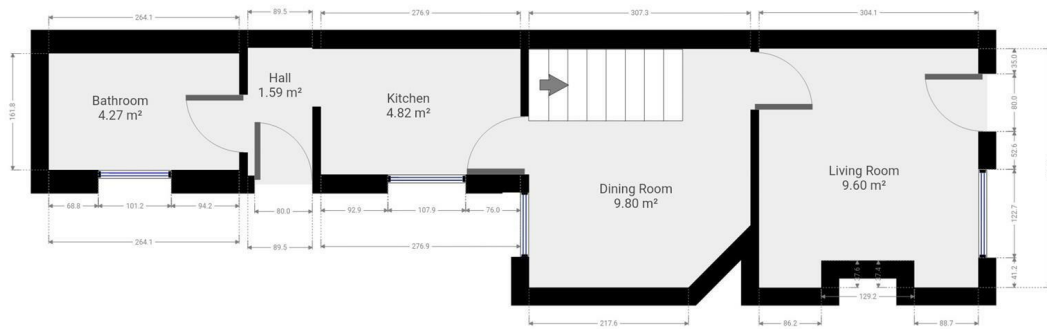
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<http://www.cloudlettings.co.uk/about>

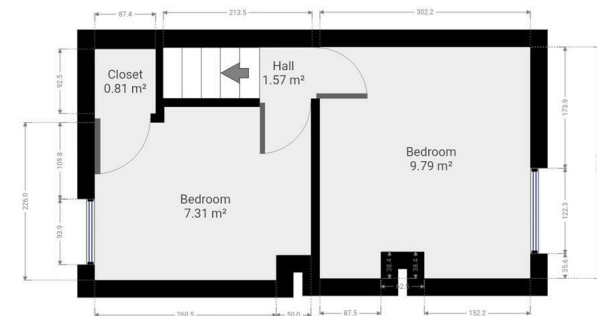
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Terms and conditions apply. Contact the office for more information.





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.



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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