

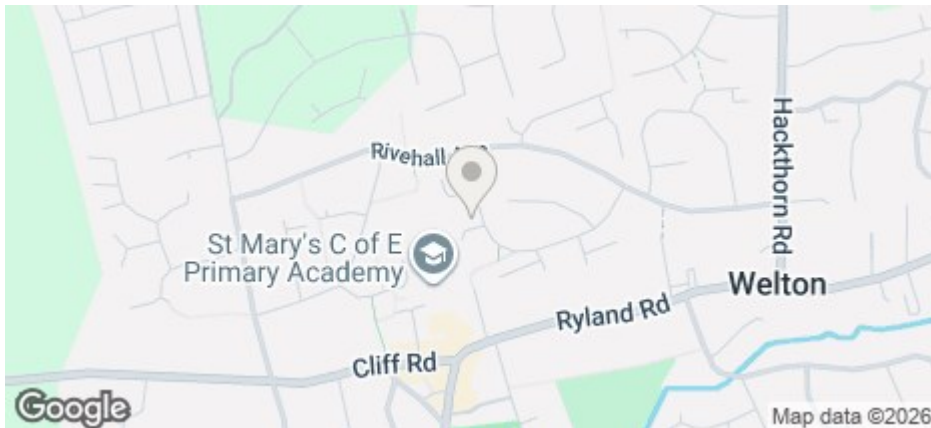


£900 Per Month

COUNCIL TAX BAND: A



## 28 St. Marys Avenue, Welton, Lincoln, LN2 3LN



- Sought after village location
- End of terrace
- enclosed rear garden
- Local shops and schools
- On-street parking available in the area
- 2 bedrooms
- Open plan living and dining room
- Close to the A46 for commuting
- Quiet residential area
- Council tax band A

Well presented 2 bedroom end of terrace located in the sought after village of Welton, offering access to the A46 relief road, local shops, services and school catchment area.

The property has two well-proportioned bedrooms, living room through to open-plan dining room with patio doors and modern kitchen. Outside the property has lawn front, and an enclosed garden to the rear.

Gas central heating. On-street parking available in the area

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

WhatsApp - 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/>.

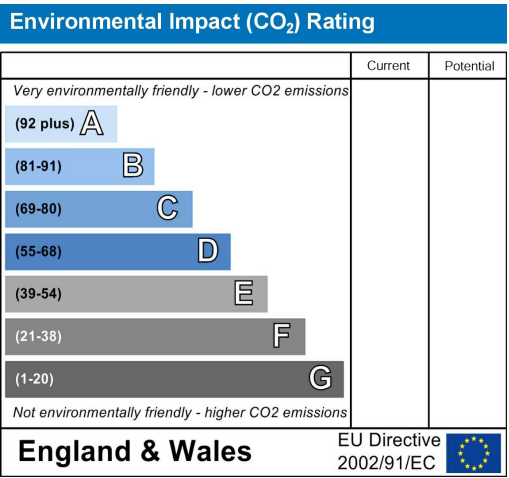
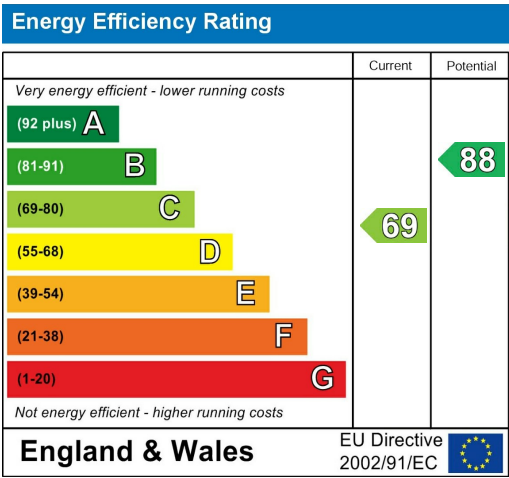
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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

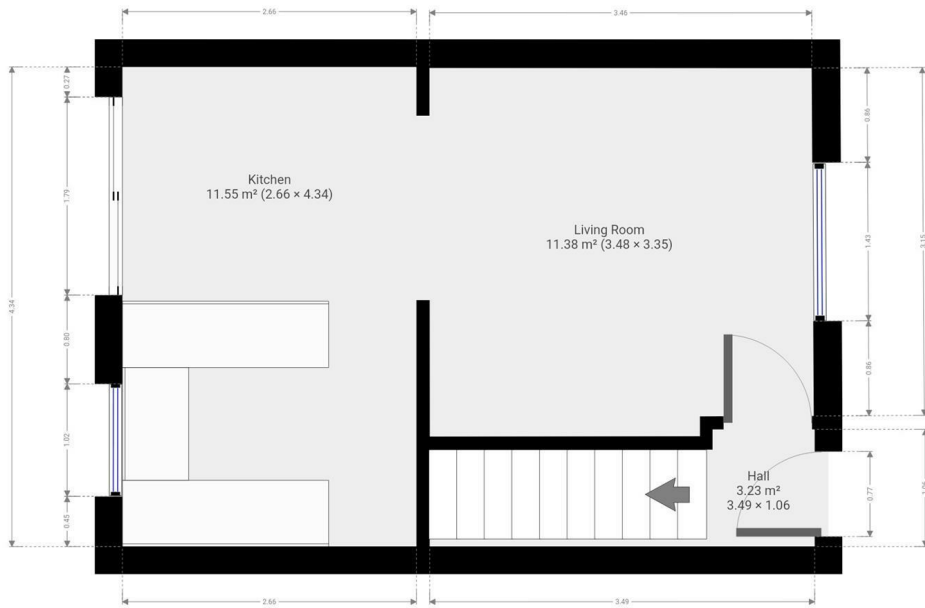




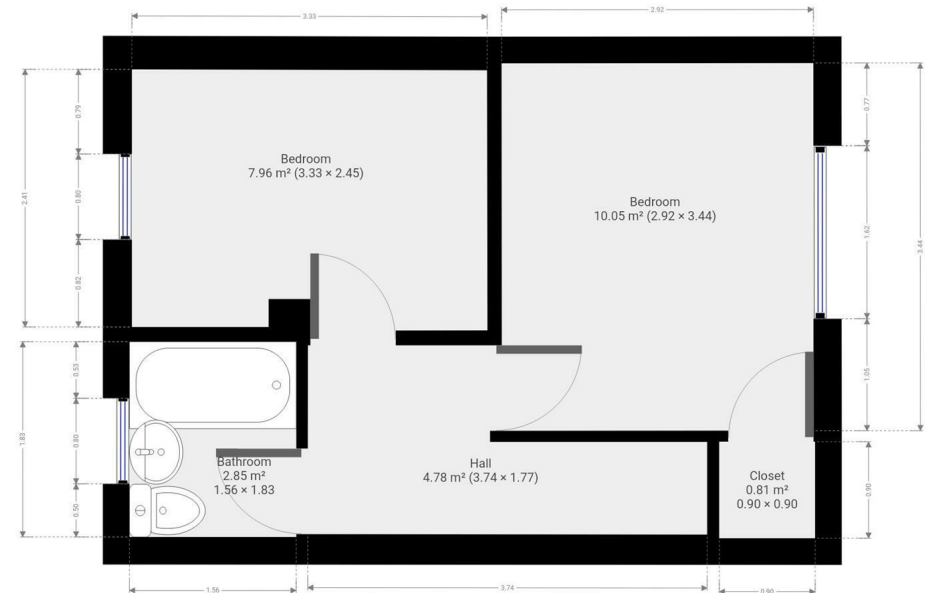
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>



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