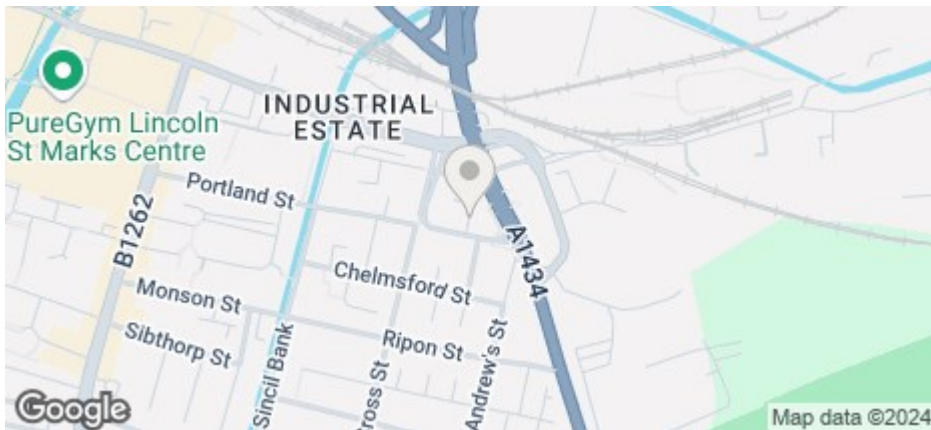




10 Archer Street, Lincoln, LN5 7LQ

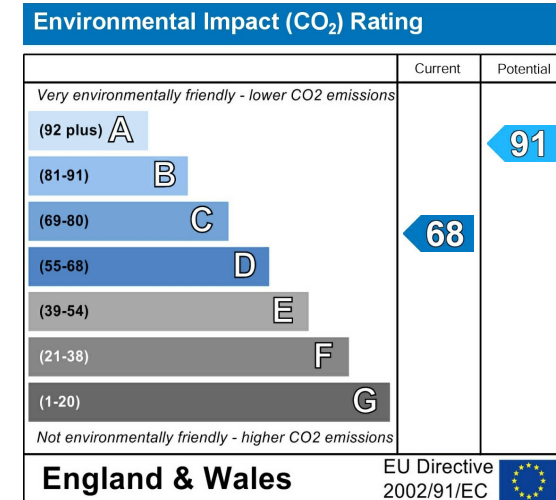
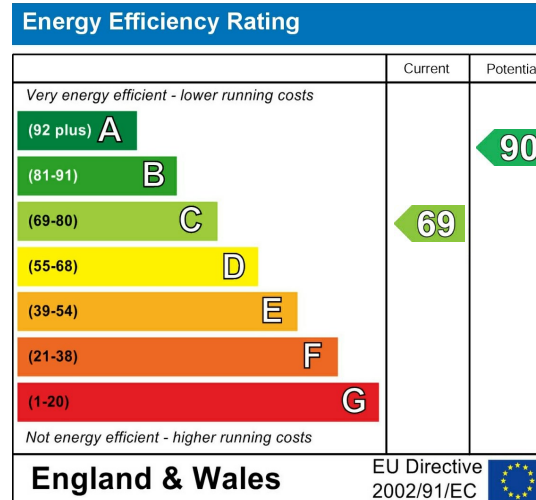
£895 Per Calendar Month COUNCIL TAX BAND: A



- Three bedrooms
- Downstairs bedroom features en-suite shower room
- Shower room and WC on the first floor
- Additional WC downstairs
- On-street permit parking - Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Each bedroom has its own sink
- Council Tax Band A
- Enclosed rear yard

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>



Conveniently located close to the City Centre and within walking distance of the City Centre, Transport Hub & University, this house is ideally located for all local amenities.

The property comprises of three bedrooms, a modern fully fitted kitchen with open plan lounge. The downstairs bedroom features an en suite shower room with a further shower room upstairs with the two bedrooms. There are two separate toilets - one upstairs and one downstairs. Each bedroom has its own sink.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

Gas central heating.

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

Call - 01522 802020

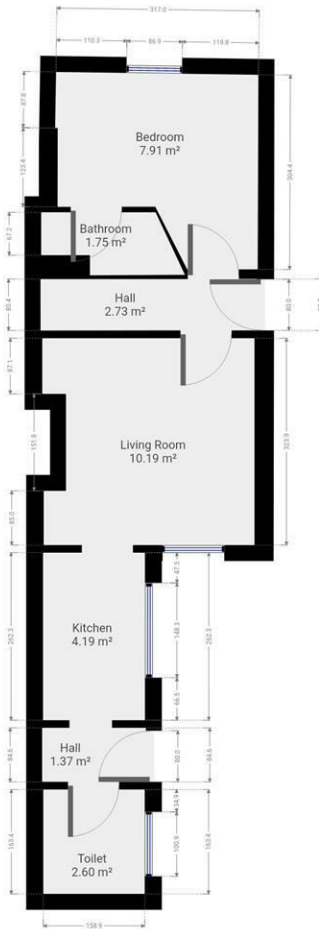
email - info@cloudlettings.co.uk

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.

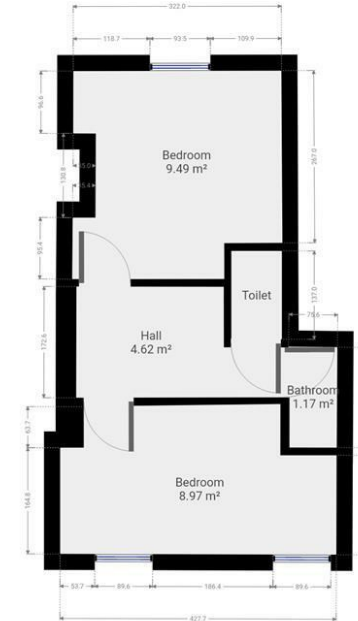
For further details of all tenancy fees, please see our website.

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 license payments.



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