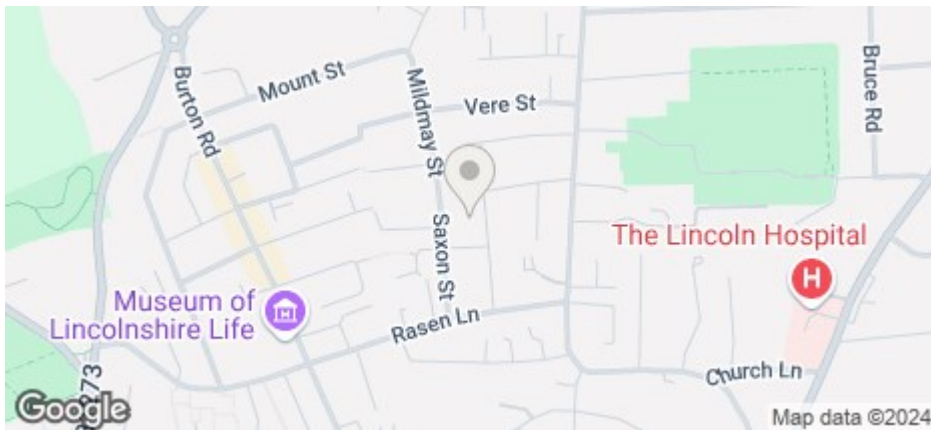




33 St. Nicholas Street, Lincoln, LN1 3EQ

£895 PCM

COUNCIL TAX BAND: A



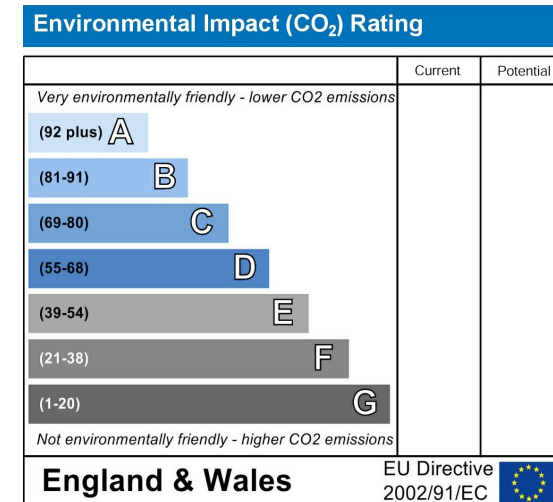
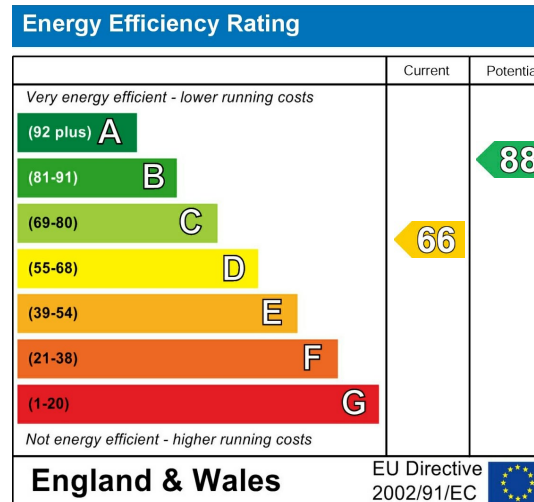
- Two Double Bedrooms
- Great Location - Walking Distance to the Bailgate and City Centre
- Parking Available On Street
- Council Tax Band A
- Modern Bathroom & kitchen
- Gas Central Heating
- Enclosed rear garden

Rights & restrictions

"TOGETHER with and SUBJECT to such rights of way and drainage and any other rights and easements as are now and have hitherto been used and enjoyed or suffered in connection with the property hereby conveyed and the adjoining properties known as Numbers 29 and 31 Saint Nicholas Street aforesaid such rights and easements used in common by the owners and occupiers of the respective properties affected thereby to be repaired and maintained at the proportionate expense according to user of such owners and occupiers.

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>



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 a fantastic rear garden with outbuilding and separate areas perfect for growing flowers or your own vegetables to make the space your own!

The property further benefits from gas central heating, UPVC double glazing and parking is available on the street (no permit required). Plumbing for washing machine located in the outbuilding utility area.

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

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.

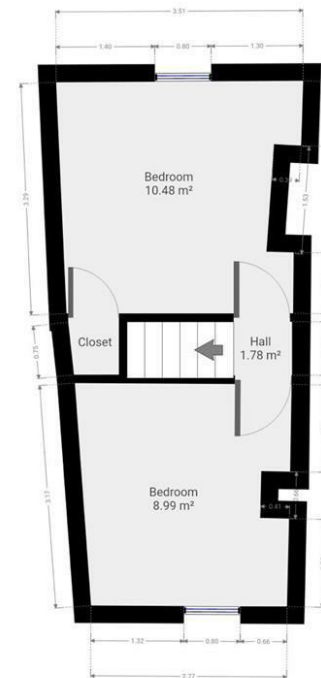
For further details of all tenancy fees, please see our website.

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