



The Cobbles, 4 Well Lane

Lincoln, LN2 1NA

£850 pcm

TWO BEDROOMS - HEART OF THE CITY!

The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen and First Floor Landing leading to Bedroom One, Bedroom Two, Bathroom and Study / Office. No parking is available with the property. Courtyard and Rear Garden.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

Available now, with the carpets due to be replaced downstairs this home must be viewed to appreciate the size of the property on offer. Internally there is an entrance hall, lounge, dining room, kitchen. Upstairs there are two double bedrooms, an office/study and then a family bathroom with shower overhead. Beautifully presented throughout with views of Lincoln Cathedral an early viewing is recommended.

OUTSIDE

No Parking Available, with a small garden to the front. There is a Patio & Courtyard to the Rear. Below the steps is a further garden area, the landlord is open to reducing the size of the garden if an applicant deems it too much to manage.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Large Extended Rear Garden / Courtyard**
- **Two Double Bedrooms**
- **Office / Study / Walk-in Wardrobe**
- **Bathroom with Shower Over Bath**
- **No Parking Available**
- **Views of Lincoln Cathedral**
- **Two Reception Rooms**
- **Kitchen with Appliances**
- **EPC Energy Rating - C**
- **Council Tax Band - B (Lincoln City Council)**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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