



7 Gerald's Close

Lincoln, LN2 4AL

£1,400 pcm

This is a Three bedroom Detached House in the sought after Uphill area of Lincoln, within close proximity to Lincoln County Hospital and the Historic Bailgate and Cathedral Quarter. Briefly comprising of Entrance Hall, Lounge, an contemporary open plan Kitchen and Dining area, Utility Room, Conservatory, one double Bedroom and Shower Room to the ground floor. To the first floor are two further double Bedrooms, one with En-Suite Bathroom. The property also benefits front and rear Gardens, Driveway and Garage.



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

This is a Three-bedroom Detached House in the sought after Uphill area of Lincoln, within close proximity to Lincoln County Hospital and the Historic Bailgate and Cathedral Quarter. Briefly comprising of Entrance Hall, Lounge, a contemporary open plan Kitchen and Dining area, Utility Room, Conservatory, one double Bedroom and Shower Room to the ground floor. To the first floor are two further double Bedrooms, one with En-Suite Bathroom. The furniture in the property can be removed upon request.

OUTSIDE

The property benefits front and rear Gardens, Driveway and Garage.

RENT AND DEPOSIT

The asking Rent for the property is £1,400 per calendar month and the Tenancy Deposit is £1,615 (equal to 5 weeks' rent).

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

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/>



- Three Bedroom Detached House
- Partially Furnished
- Close to Lincoln Hospital & Bailgate
- Open Plan Kitchen Diner
- Downstairs Bathroom & En-Suite
- Three Double Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Council Tax Band - D
- EPC Energy Rating - D