



**4 Elder Street**

Lincoln, LN5 8QX

**£850 pcm**

This is a Three Bedroom property with driveway located to the South of the City. With accommodation briefly comprising: Entrance Hall, WC, Lounge, Dining-Kitchen, Stairs & Landing, Three Bedrooms and Bathroom with shower. The property also benefits from a Driveway and Rear Garden.



## LOCATION

The property is situated to south of the City off Newark Road, providing easy access to a range of local amenities including shops, schools, leisure facilities and supermarkets.

## ACCOMMODATION

The accommodation briefly comprises: Entrance Hall, WC, Lounge, Dining-Kitchen, Stairs & Landing, Three Bedrooms and Bathroom with shower.

## OUTSIDE

The property benefits a Driveway to the front of the property providing off street parking. A rear garden is enclosed and is principally laid to lawn.

## 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 unless negotiated otherwise.

## 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.

- **Three Bedroom Property**
- **Driveway with off street Parking**
- **French Doors to Garden**
- **Open Plan Kitchen Diner**
- **Close to City Centre**
- **Family Bathroom and Downstairs WC**
- **Council Tax Band A**
- **Energy Rating D**
- **Sorry No Pets**
- **Gas Central Heating**



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.