



**14 Kent Street**

Lincoln, LN2 5NR

**£850 pcm**

This is a good sized Three Bedroom Mid Terraced House Close to the City Centre & Lincoln County Hospital. Briefly comprising; Entrance Hall, Lounge, Dining Room, Kitchen, and Bathroom with shower. To the first floor are Three good sized Bedrooms. The property also benefits a small enclosed rear Garden.





## LOCATION

The property is located just off Monks Road and is a short walk from Lincoln County Hospital & the City Centre. 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.

## ACCOMMODATION

The accommodation briefly comprises; Entrance Porch, Entrance Hall, Lounge with decorative fireplace, Dining Room, fitted Kitchen with integral fridge and freezer and Bathroom with shower. To the first floor are three good sized Bedrooms.

## OUTSIDE

The property benefits residents permit parking and an enclosed rear Garden.

## 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 Mid Terraced House**
- **Close to the City Centre & Hospital**
- **Lounge & Separate Dining Room**
- **Three good sized Bedrooms**
- **Enclosed Rear Garden**
- **Permit Parking**
- **Sorry, No Pets**
- **Energy Rating -D**
- **Council Tax Band - A**
- **Gas Central Heating**

