



**24 Robey Street**

Lincoln, LN5 8AU

**£850 pcm**

**MODERN TERRACED HOME!**

Early viewing of this well presented Three Bedroom property is recommended. The property provides internal accommodation to briefly comprise of Two Reception Rooms, Kitchen, Bathroom, Separate WC and Three Bedrooms. The property also benefits from a rear Garden and on street parking.





## LOCATION

The property is situated to the south of the cathedral City of Lincoln and benefits from easy access to Lincoln City centre and a full range of services and amenities.

## ACCOMMODATION

The property is in a modern condition throughout with accommodation briefly comprising of Entrance Hall, Bay Fronted Lounge, Dining Room with under stairs Storage Cupboard, Fitted Kitchen, Rear Lobby, Bathroom and Separate WC, Stairs and Landing leading to Bedroom One with walk in wardrobe off, Bedroom Two & Bedroom Three - which are all double in size. The property also benefits from gas central heating and double glazing. Viewing is highly recommended.

## OUTSIDE

On street parking is available within the local area and the property can be accessed via a shared passageway, with a small front forecourt and rear Garden.

## RENT AND DEPOSIT

The asking Rent for the property is £850.00 PCM and the Tenancy Deposit is £980/equal to 5 weeks Rent.

## TENANCY TERM

The property is to be let with an initial 12-month fixed term, unless negotiated otherwise.

## CHARGES TO TENANTS

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.

- Bay Fronted Terrace House
- South City Location
- Three Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- On Street Parking & Rear Garden
- Modern Terraced Home
- Viewing Required
- EPC Energy Rating - D
- Council Tax Band - A

