

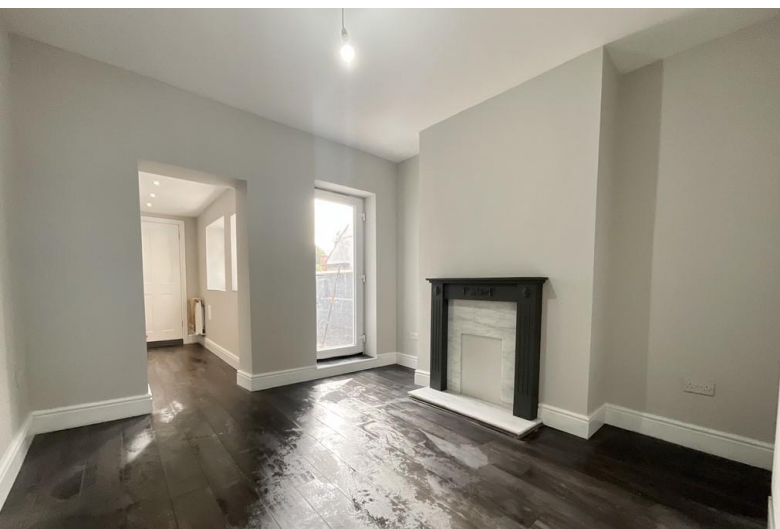
**45 Victoria Street, West Parade**

Lincoln, LN1 1HY

**£900 pcm**

**FULLY RENOVATED THROUGHOUT!**

Property comprises of ; Lounge, Dining Room, Kitchen, Downstairs Shower Room. Upstairs there are two double Bedrooms and a Bathroom. On Street Parking and Enclosed Rear Garden & Courtyard.



## 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

The internal accommodation of this home comprises of ; As you enter the house you are immediately into the lounge which leads to the dining room and newly fitted kitchen, the downstairs shower room completes the ground floor of this home. Upstairs there are two double bedrooms and another bathroom, please note this bathroom can only be accessed via the bedroom and should be viewed more as an en-suite. There is no access to the loft for the duration of the tenancy.

## OUTSIDE

On Street Permit Parking, and enclosed rear garden with patio area.

## RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1035.00 (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.

- Fully Renovated Throughout
- Two Double Bedrooms
- Two Bathrooms - Upstairs and Down
- Two Reception Rooms
- Property Available Now
- On Street Permit Parking
- Gas Central Heating
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D
- Viewing Highly Recommended



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.