



71 Smith Street

Lincoln, LN5 8HY

£875 pcm

DRIVEWAY TO FRONT

Property briefly comprises of ; Kitchen, Lounge, Hallway, Bedroom One, Bedroom Two & Shower Room.
Enclosed Courtyard to the Rear. Gravelled Driveway for Parking to the Front.



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. Only a short walk from 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 well presented two-bedroom bungalow has internal accommodation comprising of; On Entry to the Property there is a modern fitted kitchen leading to a spacious lounge, hallway, two bedrooms and shower room. Available for viewings immediately an early viewing is recommended.

OUTSIDE

Enclosed Courtyard & Patio Area to the Rear. Gravelled Driveway to the Front

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.00

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.

- Driveway to Front of House
- Two Bedrooms & Shower Room
- Property Available Now
- Viewing Highly Recommended
- Lounge and Fitted Kitchen
- Well Presented Bungalow
- Gas Central Heating
- Enclosed Courtyard to the Rear
- EPC Rating - D
- Council Tax - A - Lincoln City Council

