



285 Monks Road
Lincoln, LN2 5JZ

£995 pcm

EAST CITY LOCATION & AVAILABLE NOW!

Viewing is recommended of this Three Bedroom home. The property provides well-presented, spacious and flexible accommodation across Three Floors. The internal accommodation briefly comprises of Lounge, Dining Room, Kitchen, Three Bedrooms, Study/Bedroom Four, Utility, Bathroom and Shower Room. Outside there is a rear garden with an outbuilding.



LOCATION

The property is situated to the east of the Cathedral City of Lincoln, providing easy access to Lincoln City centre, Lincoln County Hospital, the Eastern Bypass and a full range of amenities including: shops, schools, supermarkets and leisure facilities.

ACCOMMODATION

Viewing is recommended of this 3 Bedroom home. The property provides well-presented, spacious and flexible accommodation across Three Floors. The internal accommodation briefly comprises of Lounge, Dining Room, Kitchen, Three Bedrooms, Study/Bedroom Four, Utility, Bathroom and Shower Room.

OUTSIDE

The property is set back from the road by a small yard behind a low level wall. To the rear there is an enclosed courtyard with a brick storage shed.

RENT AND DEPOSIT

The asking Rent for the property is £995 Per Calendar Month. The Tenancy Deposit is £1,145/ equal to 5 weeks Rent.

The Holding Deposit for this property is £225.00.

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.

- **Spacious 3 Bedroom Terraced House**
- **Lounge, Dining Room & Study**
- **Kitchen & Utility Room**
- **Bathroom & Shower Room**
- **Rear Garden with Outbuilding**
- **Property Available Now**
- **Viewing Recommended**
- **Gas Central Heating**
- **EPC Energy Rating - D**
- **Council Tax Band - A (Lincoln City Council)**

