



33 Manby Street

Lincoln, LN5 8NW

£850 pcm

DRIVEWAY TO FRONT

Property briefly comprises of; Kitchen leading to downstairs WC and Lounge. Upstairs there are two double Bedrooms and Bathroom with shower over the bath. Driveway to the front, with Garden to the rear.



LOCATION

The property is located off Newark Road and is within close proximity to 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

This modern two double Bedroom home is available for an immediate viewing with internal accommodation comprising of; on entry to the home there is a spacious Kitchen leading to downstairs WC and stairs to first floor Landing. Off the Kitchen is a well sized Lounge/Dining Room with patio doors to the rear Garden. Upstairs, both Bedrooms are double in size with the Bathroom having shower over the bath.

OUTSIDE

Driveway to the front with storage cupboard. The rear garden has both garden and patio area.

RENT AND DEPOSIT

The asking Rent for the property is £850 per calendar month and the Tenancy Deposit is £980 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- **Modern Two Bedroom House**
- **Close to City Centre**
- **Driveway for One Car**
- **Modern Interior**
- **Enclosed Rear Garden and Store**
- **Two Double Bedrooms**
- **EPC Energy Rating - C**
- **Council Tax Band - A**
- **Gas Central Heating**
- **Viewing Highly Recommended**

