



**74 Bailgate**

Lincoln, LN1 3AR

**£1,400 pcm**

**PRIME LOCATION WITH PARKING!!**

Three Storey Home comprising of an Lounge, leading to Kitchen and Stairs providing access to Cellar and First Floor Landing ; To the First Floor Landing is Bedroom One and the Family Bathroom with access to the Second Floor Landing. Stairs rise to two further Double Bedrooms. On Street Parking, Allocated Parking and Enclosed Rear Courtyard with Outside Storage.



## LOCATION

Located in the heart of Lincoln's historic Bailgate, this charming property sits within the sought-after Cathedral Quarter - just moments from Lincoln Cathedral and Castle. Surrounded by independent shops, cafés, and restaurants, the area blends heritage character with vibrant city living. Excellent transport links and all City Centre amenities are within easy walking distance.

## ACCOMMODATION

This well-presented three-storey Terraced Home is available now and offers spacious accommodation throughout. Internally, the property comprises a front-facing Lounge leading to an inner hallway and a Fitted Kitchen, which provides access to the cellar (suitable for storage only) and the rear courtyard. Stairs rising to the first floor, there is a generous Double Bedroom and a modern Family Shower Room. Stairs from the landing lead to the second floor, where you will find two further Double Bedrooms - both benefiting from built-in storage. Early viewing is advised to fully appreciate the space and layout this home has to offer.

## OUTSIDE

The property benefits from an enclosed rear courtyard with outbuildings providing additional storage. Parking includes on-street permit options for visitors and one allocated parking space for the sole use of this property.

## RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00.

## 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.

- Outside Storage Buildings
- Enclosed Rear Courtyard
- One Allocated Parking Space
- Three Double Bedrooms
- Family Shower Room
- Cellar Providing Storage Option
- Property Available Now
- Prime Bailgate Location
- EPC Energy Rating - D
- Council Tax Band - C (Lincoln City Council)



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.