



17 Francis Street

Lincoln, LN1 3EJ

£1,150 pcm

EN-SUITE TO EACH BEDROOM!

Available furnished or unfurnished this is a modern 3 Bed Semi-Detached property, situated within the sought after Uphill Area of Lincoln and within close proximity to the Bailgate, Castle and Lincoln Cathedral. The spacious internal accommodation briefly comprises of Hall, Lounge, Kitchen/Dining Area, Cloakroom/WC, First Floor Landing leading to two Bedrooms, both with En-suite Shower-rooms. Second Floor Landing leading to a further Bedroom with a third En-Suite Bathroom. Outside there is an enclosed low maintenance rear garden. There is also the option to rent a Garage on the road for £50.00 pcm. Viewing of the property is highly recommended.



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 Lincoln Bishop University.

ACCOMMODATION

The spacious internal accommodation briefly comprises of Hall, Lounge, Kitchen/Dining Area, Cloakroom/WC, Stairs rising to First Floor Landing leading to Two Bedrooms, both with En-suite Shower Rooms. Second Floor Landing leading to a further Bedroom with a third En-suite Bathroom.

OUTSIDE

The property benefits from an enclosed rear Garden and on street Parking. There is also the option to rent a Garage on the road for £50.00 pcm.

RENT AND DEPOSIT

The asking Rent for the property is £1,150.00 per calendar month and the Tenancy Deposit is £1,325.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.00.

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.

- THREE BEDROOM SEMI-DETACHED HOUSE
- AVAILABLE FURNISHED OR UNFURNISHED
- EN-SUITE BATHROOM TO EACH BEDROOM
- POPULAR UPHILL LOCATION
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN KITCHEN, DINER
- FRENCH DOORS TO THE GARDEN
- COUNCIL TAX BAND - C
- ENERGY RATING - C
- GARAGE AVAILABLE AT £50 PCM

