



35 Atwater Grove

Lincoln, LN2 4SG

£850 pcm

This is a fully refurbished Two Bedroom Semi-Detached House in the popular residential area of Glebe Park to the North of Lincoln. Briefly comprising an Entrance Porch, Lounge & Kitchen to the Ground Floor. To the First Floor are two Bedrooms and modern Bathroom with shower. The property also benefits a good sized enclosed garden with shed and driveway for several cars.



LOCATION

Glebe Park is a popular residential area situated to the north of the historic Cathedral and University City of Lincoln. The location offers excellent access to the city centre, with its High Street shopping, bars, restaurants and cultural attractions, while also providing convenient links to the A46 bypass. The area itself benefits from local amenities, well-regarded schools, and attractive green spaces.

ACCOMMODATION

The accommodation has been fully redecorated and briefly comprises an Entrance Porch, Lounge & refurbished Kitchen to the Ground Floor. To the First Floor are two Bedrooms & modern Bathroom with shower.

OUTSIDE

There is a front garden and good sized enclosed rear garden with shed and driveway for several cars.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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.

- Two Bedroom Semi Detached House
- Popular Residential Location
- Fully Redecorated & New Flooring
- Enclosed Rear Garden
- Driveway for Several Cars
- Refurbished Kitchen
- Modern Bathroom with Shower
- EPC Energy Rating - To Follow
- Council Tax Band - A (Lincoln City Council)

