



17 Olive Street

Lincoln, LN1 3HT

£900 pcm

AVAILABLE FOR SIX-MONTH LET ONLY

The accommodation comprises of an Entrance Hall, a bright Lounge with feature bay window, separate Dining Room and modern fitted Kitchen. To the rear, a Lobby Area leads to the Bathroom. Stairs rise to the First Floor Landing providing access to three well-proportioned Bedrooms. Outside, there is an enclosed Rear Garden with Patio and On Street Parking to the front.



LOCATION

Olive Street is situated just off Mill Road in the Uphill area of Lincoln, placing the property close to the Cathedral Quarter and Bailgate. The area provides convenient access to local shops, cafes and amenities, and is within easy reach of the City Centre and transport links.

ACCOMMODATION

This three-bedroom terraced home is available immediately for a maximum tenancy period of six months. The internal accommodation comprises of an Entrance Hall leading to a Lounge, Dining Room with Storage, and Kitchen providing access to a small Lobby Area and downstairs Bathroom with Shower over Bath. Stairs rise to the first floor landing, where there are three Bedrooms, with Bedroom One benefiting from built-in Storage.

OUTSIDE

Enclosed Rear Garden with a Patio and Outbuilding providing additional storage, and On Street Parking to the front.

RENT AND DEPOSIT

The asking Rent for the property is £900 per calendar month and the Tenancy Deposit is £1035 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.

TENANCY TERM

The property is to be let with a 6 initial month 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.

- **Three Bedroomed Bay Fronted Terraced House**
- **Lounge, Kitchen and Dining Room**
- **Ground Floor Bathroom**
- **Enclosed Rear Garden & Patio**
- **Six Month Let Only**
- **Property Available Now**
- **On Street Parking Only**
- **Council Tax Band - A (Lincoln City Council)**
- **EPC Energy Rating - E**

