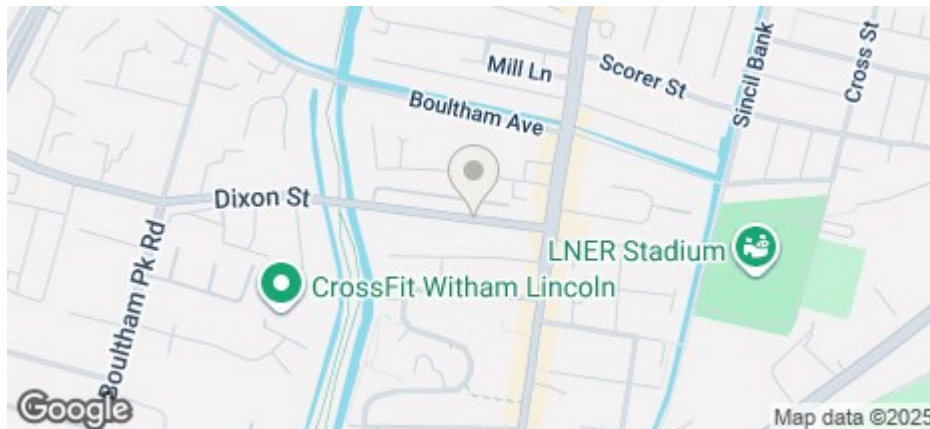




31 Dixon Street, Lincoln, Lincs, LN5 8AQ

£150 Per Week

COUNCIL TAX BAND: A



- Two double rooms
- Modern furnishings
- Outside patio area
- Living/dining area
- Deposit only £200 PP!

- High spec finish
- City Centre location
- Close to transport hub and City Centre
- Council Tax Band A
- Available for 26/27

Rights & Restrictions

TOGETHER WITH (1) a right for the Purchaser and his successors in title the owners and occupiers for the time being of the property hereby conveyed to pass and repass at all times and for all purposes over and along the Western moiety of the said passage (2) a right for the part of the back bedroom belonging to the property hereby conveyed to extend over the Western moiety of the said passage as hitherto and with the right of support therefor by the Eastern boundary wall of Number 33 Dixon Street aforesaid and (3) all such rights of drainage and all other rights privileges and easements (if any) as are now or have heretofore been used and enjoyed by and between the owners and occupiers for the time being of the property hereby conveyed and Number 33 Dixon Street aforesaid SUBJECT NEVERTHELESS to a right for the owner and occupier for the time being of Number 33 Dixon Street aforesaid (1) to pass and repass at all times and for all purposes over and along the Eastern moiety of the said passage (2) for part of the front bedroom belonging to Number 33 Dixon Street aforesaid to extend over part of the Eastern moiety of the said passage as hitherto and with a right of support therefor by the Western boundary wall of the property hereby conveyed and 2

(3) all such rights of drainage and all other privileges and easements (if any) as now and have heretofore been used and enjoyed by and between the owners and occupiers for the time being of the property hereby conveyed and Number 33 Dixon Street aforesaid (a) The house and garden walls dividing the property hereby conveyed from Number 33 Dixon Street aforesaid are party walls and are maintainable as such and (b) The said passage and any line of drainage pipes and all other matters and things the subject of common user by and between the owners and occupiers for the time being of the property hereby conveyed and Number 33 Dixon Street aforesaid are repairable cleansable renewable and maintainable at the joint and proportionate expense of the owners for the time being of the said two properties

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

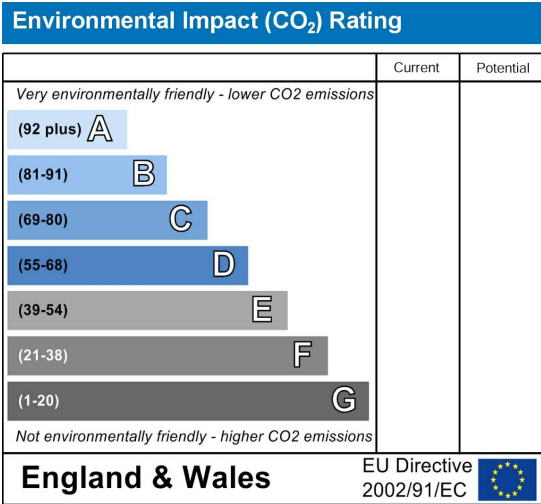
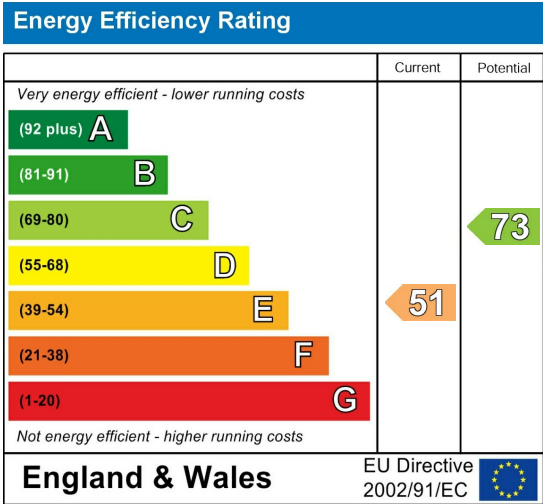
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.



Two bedroom house in great central location, close to the High Street shops and restaurants.

Modern décor, and enclosed outdoor patio area.

No parking included. Gas central heating.

Price displayed is as per person per week

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The total rent due for the property will increase by £28.99 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

See downloadable brochure for more details.

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

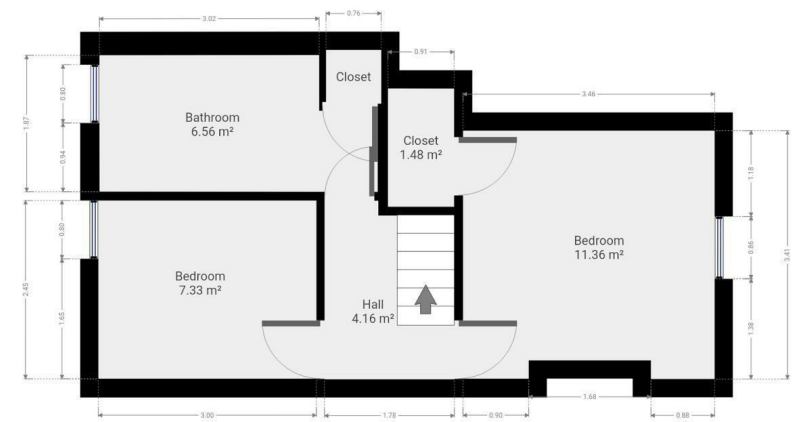
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m