



St Andrews Place, City  
Centre, Lincoln



**£850 PCM**

- \*\* Virtual Viewing Available \*\*
- City Centre Terraced House
- Two Double Bedrooms
- Available Immediately
- Deposit: £980
- Holding Deposit: £196
- EPC Grade D
- Council Tax Band A



**\*\* Virtual Viewing Available \*\*** Well Presented City Centre TWO DOUBLE BEDROOM Terraced House situated in a cul de sac position. The accommodation comprises Lounge, Dining Room, Kitchen, Landing, Two Double Bedrooms and Bathroom. Outside is an enclosed courtyard garden. EPC Grade D. Council Tax Band A. Available Immediately.

### Lounge

11'5" x 11'1" (3.5m x 3.4m)

Window to front aspect, radiator and laminate flooring.

### Inner Hall

Stairs to first floor.

### Dining Room

11'5" x 10'9" (3.5m x 3.3m)

Window to rear aspect, laminate flooring and radiator.  
Understairs storage cupboard.

### Kitchen

9'6" x 6'4" (2.9m x 1.9m)

Door and window to side aspect. Fitted with wall and base units with work surface over and drainer sink unit. Cooker. Space and plumbing for washing machine and fridge freezer. Wall mounted gas central heating boiler.

### First Floor Landing

Doors to rooms.

### Bedroom One

11'5" x 10'9" (3.5m x 3.3m)

Window to front aspect and radiator.





### Bedroom Two

10'8" x 7'8" (3.3m x 2.3m)

Window to rear aspect and radiator.

### Bathroom

9'5" x 6'1" (2.9m x 1.9m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted shower appliance. Part tiled walls, extractor fan and radiator.

### Outside

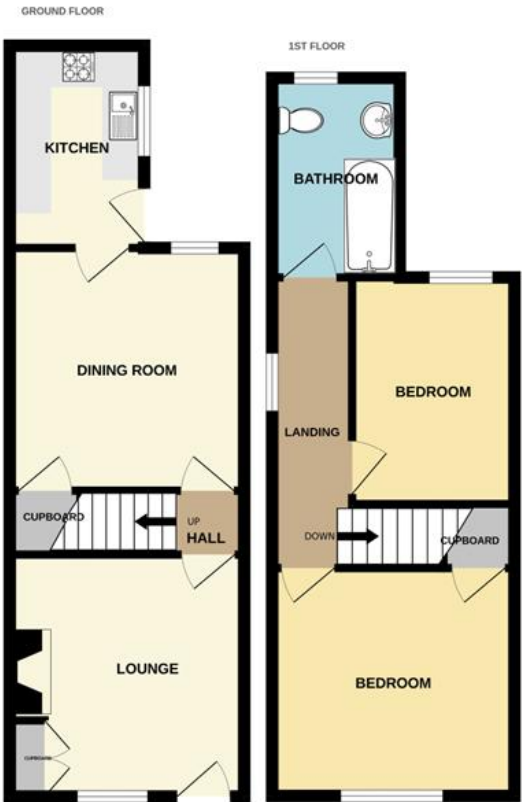
There is a shared passageway and an enclosed rear courtyard.

### Agents Note

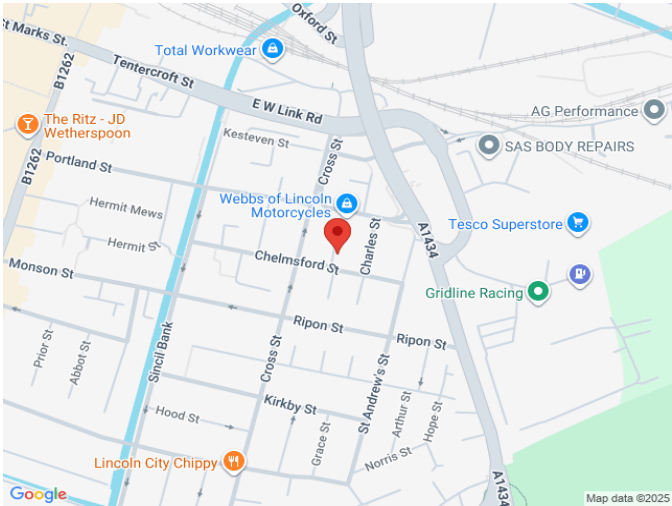
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk