



Florence Street, Lincoln



£850 PCM

- City Centre Location
- Two Bedroom Mid Terraced House
- Enclosed Courtyard Garden
- Deposit £980
- Available Late December 2025!
- Council Tax Band: A
- EPC Rating: C
- Holding Deposit £196



Located within Lincoln city centre, this three-storey, two-bedroom terraced property comprises two reception rooms leading to the kitchen and a separate utility area. Stairs lead from the ground floor to the first-floor landing, providing access to the first double bedroom and the family bathroom. Outside, there is a low-maintenance enclosed courtyard to the rear, with on-street parking available to the front of the property. Available Late December 2025!

Lounge 10'10" x 10'7" (3.3m x 3.2m)

With window and radiator to front elevation.

Kitchen/Diner 10'10" x 11'10" (3.3m x 3.6m)

With window to rear elevation, a mixture of eye and base level units, mixer tap over sink, fitted oven with Gas hobs.

Utility Room 10'10" x 10'7" (3.3m x 3.2m)

Door providing access to the rear courtyard and plumbing for washing machine.

First Floor Landing

Providing access to Bathroom, Bedroom one and stairs to the Second Floor.



Bedroom One 10'11" x 11'0" (3.3m x 3.4m)

With window to front aspect and radiator. Feature Fireplace to the side aspect (not for use).

Bathroom 10'11" x 9'5" (3.3m x 2.9m)

With window and radiator to rear aspect, bath with shower over, low level WC, hand wash basin and heated towel rail.

Bedroom Two 10'11" x 13'2" (3.3m x 4m)

With window to rear aspect and radiator.

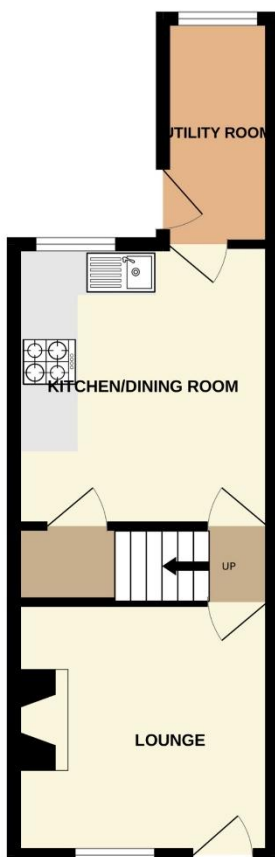
Outside

Enclosed rear courtyard

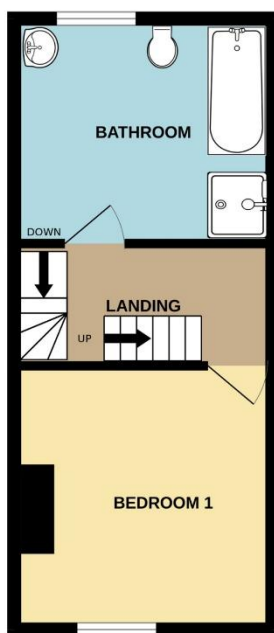
Agents Note

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GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.

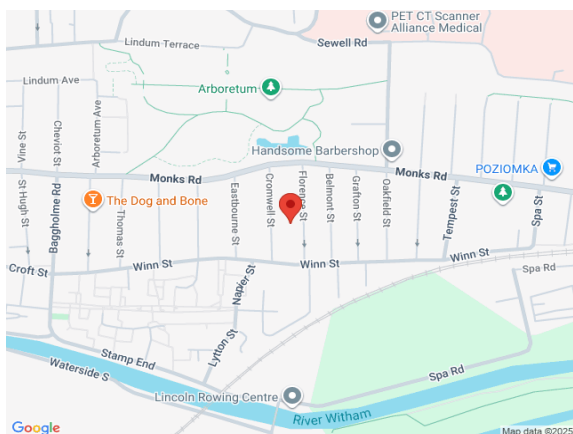


2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

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 mis-statement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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