



Wilson Street, Lincoln

£995 PCM


MARTIN & CO

Wilson Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 30th October
2024

Deposit: £1,148

Unfurnished

- Three Storey Home
- Off Road Parking
- Spacious Kitchen Diner
- Rear Garden
- Access to Cellar
- Popular Location
- Council Tax - A
- EPC - D

Three bedroom, three storey home situated on Wilson Street, uphill off Burton Road. This well presented property comprises of a lounge, breakfast kitchen, three bedrooms, family bathroom and access to the cellar. Off street parking and a good sized garden is offered to the rear.



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Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy.
Council tax band - A - Lincoln City Council

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Mobile (based on calls indoors)
O2 EE Three Vodafone

Satellite & Cable TV Availability
BT Sky

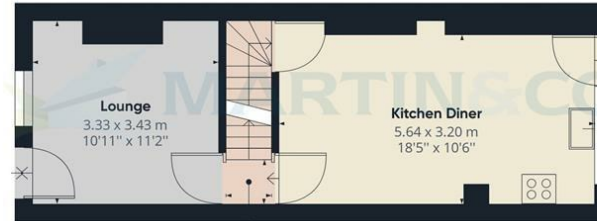


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		63
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor -1

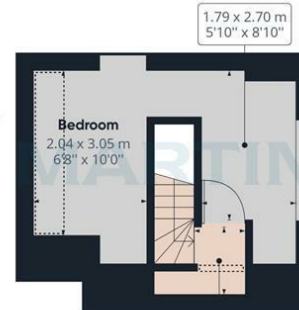


Hallway
0.79 x 0.81 m
2'6" x 2'7"

Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

85.89 m²
924.48 ft²

Reduced headroom

1.74 m²
18.77 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.