



Moor Street, Lincoln

£895 PCM


MARTIN&CO

Moor Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£895 PCM

Date Available: 30th May 2025

Deposit: £1,032

Unfurnished

- Central Location
- Modern and Well Presented
- Two Double Bedrooms
- Spacious Reception Rooms
- Fitted Kitchen
- Shared Garden
- EPC Rating - D
- Council Tax Band - A

Two bedroom terraced home situated just off Carholme Road, ideally positioned for the city centre. Comprising internally of two reception rooms, kitchen, two double bedrooms and a modern bathroom. To the rear is a shared garden with access to the rear residents permit parking.



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The property is well positioned to access local amenities and regular transport routes with the West Common also being just a short walk away.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy with a long term tenancy preferred.

EPC Rating - D
Council Tax Band - A - Lincoln



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area^m

77.4 m²

833 ft²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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.