



**Waldeck Street, Lincoln**

**£950 PCM**

  
**MARTIN&CO**



Waldeck Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 7th July 2025

Deposit: £1,096

Unfurnished

- Bay Fronted Property
- Uphill off Burton Road
- Permit Parking
- Private Rear Garden
- PVC DG & GCH
- 12 months initial tenancy
- Council tax band A
- EPC D

Three bedroom bay fronted property excellently located in the ever popular uphill area of Lincoln within walking distance to the historic cathedral quarter of Lincoln City. Having been recently refurbished and comprising of a lounge, dining room, kitchen, bathroom and three bedrooms. Initial 12 month tenancy



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Unfortunately we cannot accept smokers on this property.

12 months initial tenancy  
council tax band A

Mobile (based on calls indoors)  
O2 EE Three Vodafone

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 30 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.