



Hemswell Avenue, Lincoln

£795 PCM


MARTIN&CO

Hemswell Avenue, Lincoln

House - End Terrace

2 Bedrooms, 2 Bathroom

£795 PCM

Date Available: 8th December
2025

Deposit: £917

Unfurnished

- Popular Location
- Council Tax Band - A
- EPC Rating - D
- 2 Double Bedrooms
- On road Parking
- uPVC Double Glazing
- Gas Central Heating
- Front and Rear Gardens

A spacious 2 bedroom end terraced home which has been refurbished throughout including a new kitchen and modern bathroom, with a shower over bath. Located close to amenities, schooling and bus routes. Benefiting from GCH, double glazing, a larger than average enclosed rear garden with storage shed.



A spacious 2 bedroom end terraced home which has been fully refurbished throughout including a new kitchen and modern bathroom, with a shower over the bath. Located close to amenities, schooling and bus routes. Benefiting from Gas central heating, double glazing, a larger than average enclosed rear garden with storage shed, and a spacious front garden with a lawn area and borders.

Located just of Skellingthorpe road, a stone throw away from a wealth of amenities and a short walk to Hartsholme country park.

Council Tax Band - A
EPC Rating - D

Mobile (based on calls indoors)
O2 EE Three Vodafone

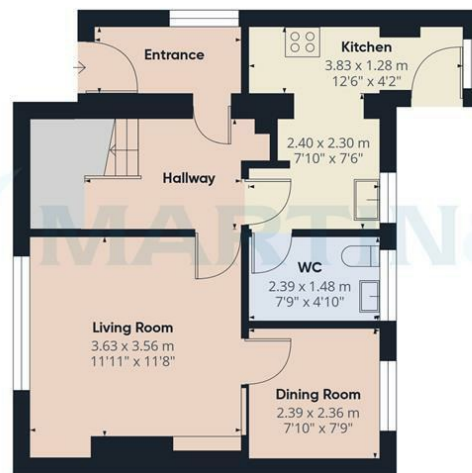
Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT Sky Virgin

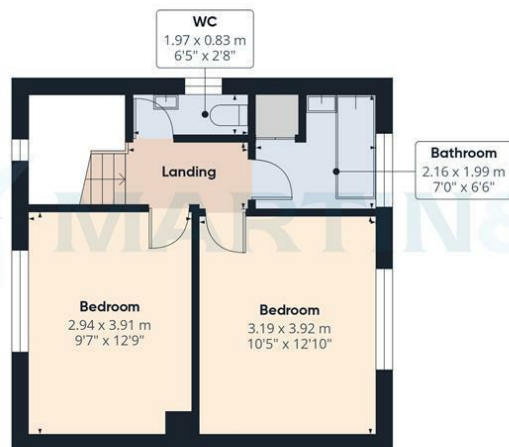


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	67
EU Directive 2002/91/EC		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	83	64
EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area^m

76.6 m²

824 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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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.