



Newland Street West, Lincoln

£1,200 Per Month


MARTIN&CO

Newland Street West, Lincoln

House

3 Bedrooms, 1 Bathroom

£1,200 Per Month

Council Tax Band: A

- 3 Bedrooms
- Balcony
- Recently refurbished
- Kitchen Diner
- New Modern Bathroom
- On Street Permit parking
- Epc - C
- Council tax - A

Beautifully refurbished three-bedroom house on Newland Street West. The property features a modern fitted kitchen with built-in cooker and hob, integrated dishwasher, plus space for a fridge freezer and washing machine. Spacious living accommodation, three well-proportioned bedrooms and a newly fitted bathroom. Balcony area offering outdoor space plus on-street permit parking available. Conveniently located close to local amenities, schools and transport links in Lincoln.



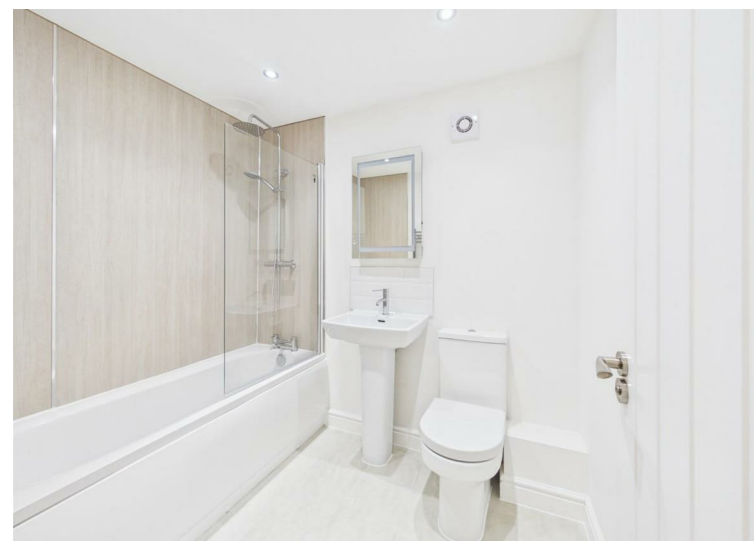
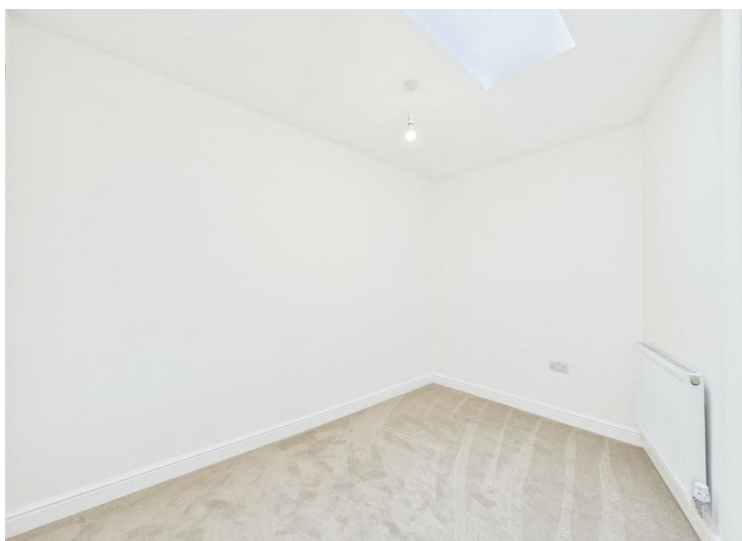
Description
 Beautifully refurbished three-bedroom house on Newland Street West. The property features a modern fitted kitchen with built-in cooker and hob, integrated dishwasher, plus space for a fridge freezer and washing machine. Spacious living accommodation, three well-proportioned bedrooms and a newly fitted bathroom. Balcony area offering outdoor space plus on-street permit parking available. Conveniently located close to local amenities, schools and transport links in Lincoln.

Council Tax Band - A
 EPC - C

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps

Satellite & Cable TV Availability
 BT Sky Virgin



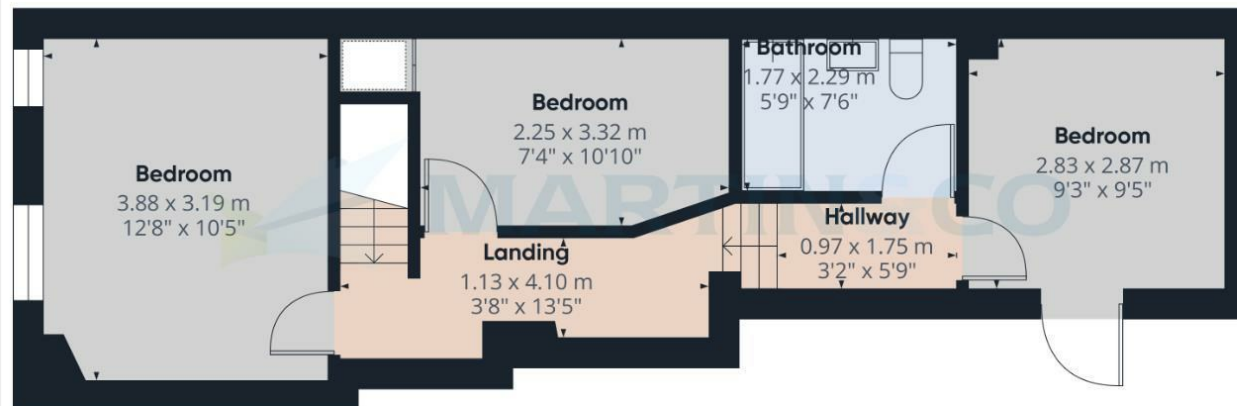
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	78
EU Directive 2002/91/EC	

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	
EU Directive 2002/91/EC	



Floor 0

Approximate total area⁽¹⁾
75.7 m²
814 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.