



9 Ellison Street

Lincoln, LN5 8QH

£900 pcm

This is a modern Two Bedroom Terraced Property located to the South of Lincoln. Presented in an excellent condition, the property briefly comprises; open plan Lounge Diner, modern Kitchen with washing machine and a Bathroom with shower to the Ground Floor. To the First Floor there are two double Bedrooms. The property also benefits from an enclosed rear Courtyard.



ACCOMMODATION

The internal accommodation briefly comprises; open plan Lounge Diner, modern Kitchen with washing machine and a Bathroom with shower. To the first floor there are two double Bedrooms.

LOCATION

Situated just south of Lincoln City Centre, offering excellent access to a wide range of local amenities. The property is within easy walking distance of Lincoln High Street, with an array of shops, supermarkets, cafés, restaurants and leisure facilities. Lincoln Railway Station and the University of Lincoln are also conveniently close by.

OUTSIDE

The property also benefits from an enclosed rear courtyard and on street parking.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two Bedroom Mid Terraced Properties
- Two Double Bedrooms
- Modernised Interior
- Open Plan Lounge Diner
- Modern Kitchen & Bathroom
- Enclosed Rear Courtyard
- On Street Parking
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C
- Viewing Recommended



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.