

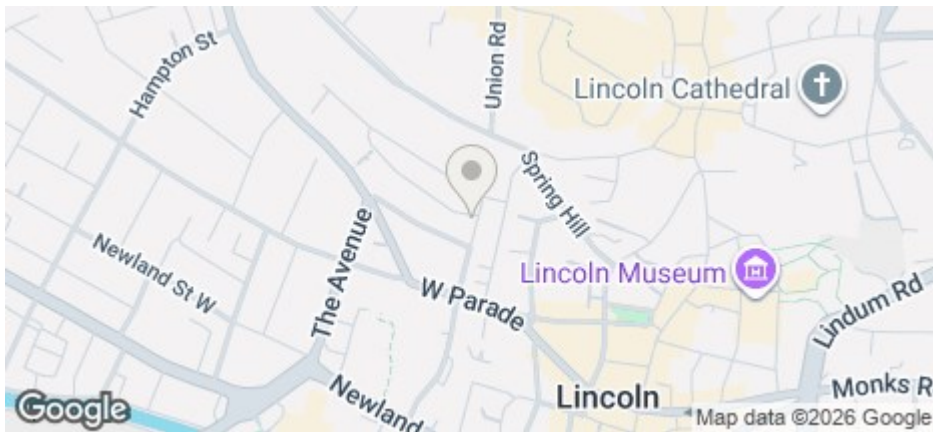


£1,100 Per Month

COUNCIL TAX BAND: A



28 Victoria Street, Lincoln, LN1 1HY



- Unique layout
- Off-street parking space
- Modern kitchen
- Loft conversion for and extra room
- Council Tax Band A
- Generous sized garage
- Rear enclosed yard area
- Wet room and additional WC
- Great West End location
- Available NOW

Modern end of terrace property in the West End of Lincoln. This house has a unique layout, with a lounge at the front of the property with built in storage area, leading through to an open plan kitchen and dining area. There is a ground floor wet room.

On the first floor is the master bedroom and the second bedroom plus an additional WC. A loft conversion provides a third bedroom which would also be an ideal space for a snug, office area or a play room.

Outside the property there is a gravelled enclosed rear yard with fencing and gate access to parking, an off-road parking space for 1 car and a generously sized secure garage for either a second car or for storage. You can also apply for on-street permit parking through City of Lincoln Council for up to 2 cars (fees apply). Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
 Call - 01522 802020
 Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

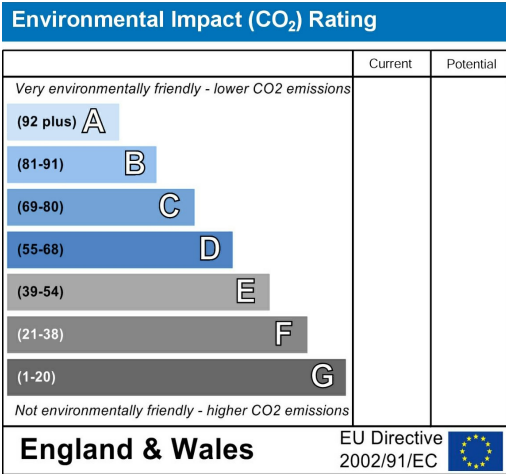
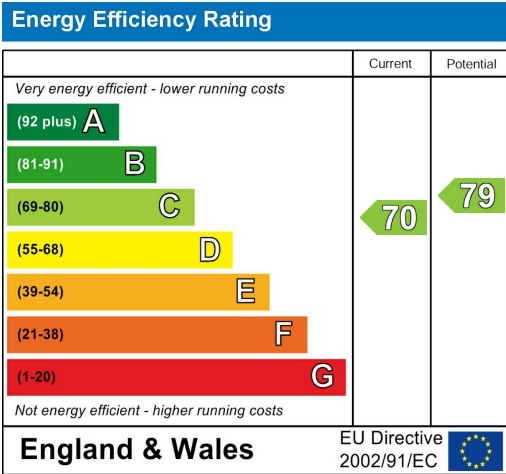
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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Terms and conditions apply. Contact the office for more information.

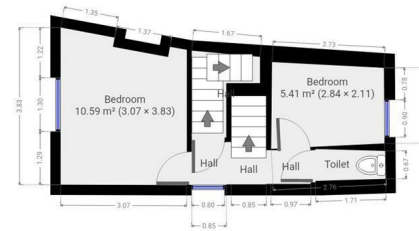
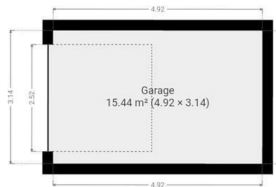
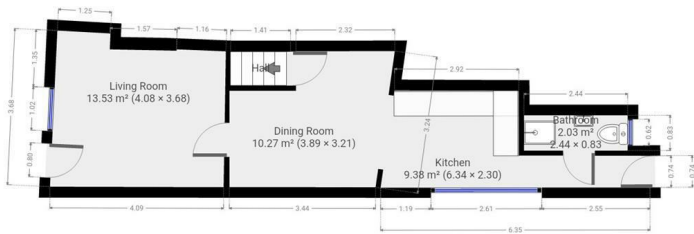




For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

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Room size measurements are achieved by measuring between internal walls.
Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m