



Florence Street, Lincoln



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£850 PCM

- **** VIRTUAL VIEWING AVAILABLE ****
- Central Lincoln location
- Two Reception Rooms
- Within walking distance of the University
- Deposit £960
- Available NOW
- Deposit £634.00
- EPC Rating D



AVAILABLE NOW! TWO bedroom mid terraced property situated in a central position just off Monks Road, within walking distance of the city centre, university and college. The accommodation comprises shared passageway, entrance, lounge, dining room, kitchen, utility room, landing, two bedrooms and bathroom. Outside to the rear is an enclosed rear garden with two brick outbuildings. Available immediately. Deposit £634.00.

Entrance

The property is entered via a wooden door to the side elevation leading into entrance hallway with stairs to the first floor landing.

Lounge 12'0" x 11'2" (3.7m x 3.4m)

With window to the front aspect, fireplace and radiator.

Dining Room 12'3" x 12'0" (3.7m x 3.7m)

With window to the rear aspect and radiator.

Kitchen 9'0" x 6'6" (2.7m x 2m)

With window to the side aspect and access to rear garden, completely new kitchen with range of base and eye level units, cooker point and tiled floor.



Utility 6'6" x 3'4" (2m x 1m)

Space for tumble dryer and a fridge/freezer and location of central heating boiler.

Bedroom One 11'10" x 11'3" (3.6m x 3.4m)

With window to front aspect and radiator.

Bedroom Two 9'2" x 7'3" (2.8m x 2.2m)

With window to rear aspect and radiator.

Bathroom

With window to rear aspect, bath with electric shower over, low level WC, hand wash basin and radiator.

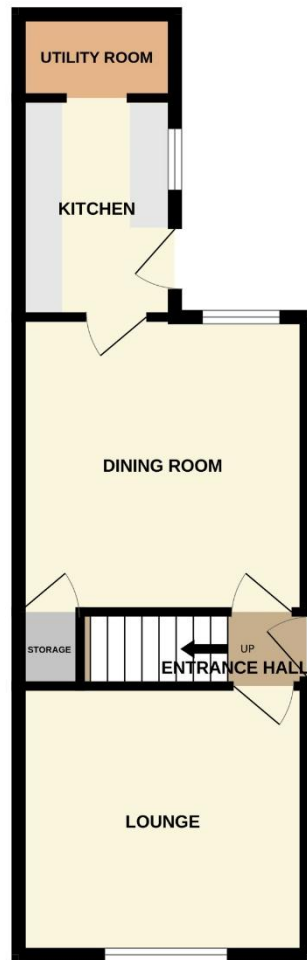
Outside

The property fronts onto the street with a shared passageway leading to the enclosed rear yard with brick outbuildings.

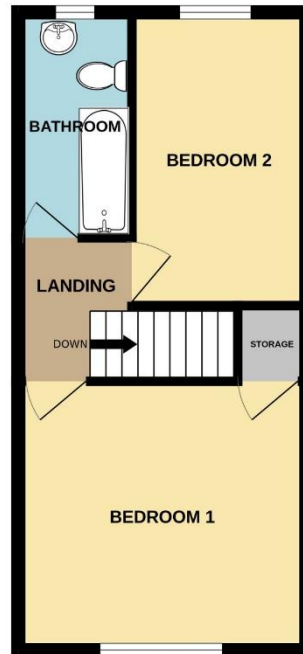
Agents Note

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GROUND FLOOR

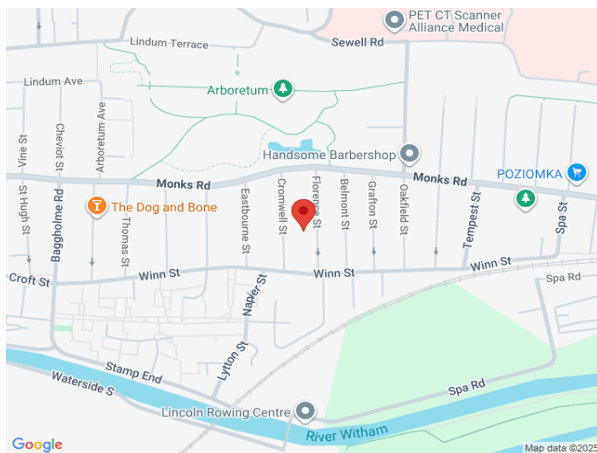


1ST FLOOR



, FLORENCE STREET, LINCOLN LN2 5LR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk