

BELL



29, FLORENCE STREET
Lincoln

 3  1  2  D

£1,200 PCM

- RENT: £1200.00 / DEPOSIT: £1384.61
- NEWLY REFURBISHED
- TWO RECEPTION ROOMS
- EPC: D / COUNCIL TAX BAND: A
- THREE BEDROOMS
- CONTACT LINCOLN: 01522 538888



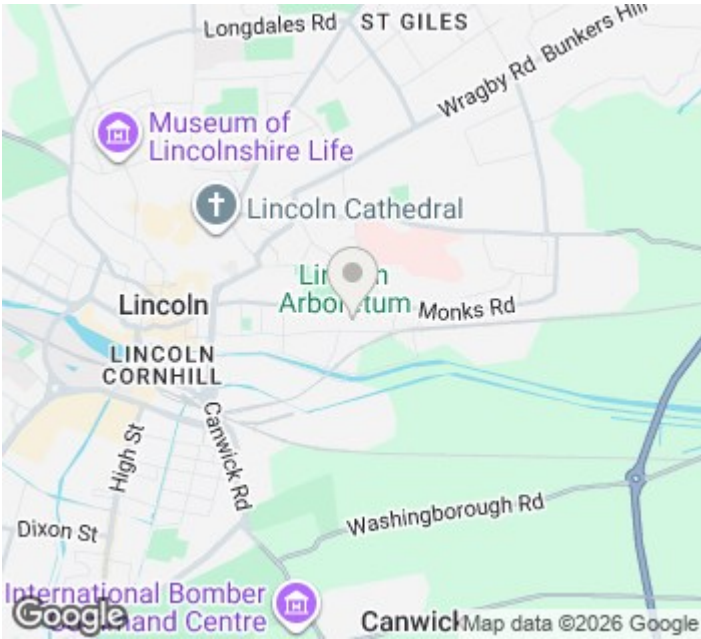
This beautifully refurbished three bedroom terraced home on Florence Street offers spacious and modern living accommodation and is available for immediate occupation. Finished to a high standard throughout, the property has undergone a complete refurbishment, creating a bright and welcoming home.

The accommodation comprises two well-proportioned bedrooms with a further third single bedroom, two generous reception rooms offering versatile living space, and a modern shower room. To the rear of the property is a private courtyard garden, offering a low maintenance outdoor space. The property also benefits from on street parking.

Florence Street is conveniently located within easy reach of Lincoln city centre, making it an excellent choice for professionals, families, and commuters alike. A wide range of local amenities can be found nearby, including supermarkets, shops, cafes, restaurants, and leisure facilities. The property is also well positioned for access to the University of Lincoln and Lincoln County Hospital.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, www.robert-bell.org, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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