



4 Clara Terrace

Lincoln, LN1 1JH

£850 pcm

QUAINT COTTAGE IN PRIME LOCATION

The property briefly comprises of a Lounge leading to a Dining Kitchen, Utility Room and Downstairs Shower Room. Stairs rise to the First Floor Landing providing access to Bedroom One and Bedroom Two. The property also benefits from a courtyard garden and on street permit parking.



Clara Terrace, Lincoln, LN1 1JH

LOCATION

Clara Terrace is located just off Motherby Hill, to the North of the City Centre of Lincoln. The property is within easy walking distance of the historic uphill area, including Lincoln Cathedral and Lincoln Castle, as well as a range of local amenities such as shops, cafés and convenience stores. The Bailgate area is also nearby, offering independent shops and restaurants, along with regular bus routes and access to Lincoln Railway Station.

ACCOMMODATION

This charming Two Bedroom Cottage must be viewed to appreciate its character features. The internal accommodation comprises of a Lounge leading to a spacious Dining Kitchen, Utility Room, Downstairs Shower Room and additional storage. Stairs rise to the First Floor Landing where there is access to Bedroom One with additional storage and Bedroom Two.

OUTSIDE

The property is set within a gated row of homes and benefits from a front garden and courtyard rear garden. Please note there is no boundary fence to the neighbouring property in the rear courtyard, although the space is for the use of this property.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term unless negotiated otherwise.

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect 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 House in City Centre
- Heart of City Centre Location
- Two Double Bedrooms
- Spacious Dining Kitchen
- Downstairs Shower Room
- Front Garden and Rear Courtyard
- Permit on Street Parking Available
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)



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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.

