



5 Regent Avenue

Lincoln, LN6 0PE

£995 pcm

NEW CARPETS, NEWLY DECORATED AND AVAILABLE NOW

Property briefly comprises of an Entrance Hall leading to a Lounge and Kitchen Diner with access to Under Stairs Storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three, together with a Family Bathroom having a Bath and Shower Overhead. Enclosed Courtyard to the front, Garden to the rear with Patio Area and On Street Parking available.



LOCATION

Regent Avenue is situated within the Birchwood and Doddington Park area of Lincoln, to the south-west of the City Centre. The nearby Birchwood Shopping Centre provides a range of local shops and everyday amenities, with further retail and leisure facilities available along Tritton Road and the surrounding area. The property is well placed for access to the A46 and A1434, with regular bus services providing links into Lincoln City Centre and the surrounding areas.

ACCOMMODATION

Having recently undergone redecoration throughout with new flooring and carpets, this Three Bedroom Home is presented in excellent condition and offers well proportioned accommodation. The Entrance Hall provides access to useful Under Stairs Storage, together with the Spacious Lounge and Dining Kitchen. Stairs rise to the First Floor Landing, where there are Three Bedrooms, Bedroom Two having built-in storage and a Family Bathroom fitted with a Bath and Shower Overhead. The property is available now and provides a practical layout across two floors.

OUTSIDE

The property benefits from an Enclosed Courtyard Garden to the front, together with a Rear Garden having a Patio Area and Gravelled Section. On Street Parking is available directly outside the property, with no Parking Permit required.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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>

- New Flooring Throughout
- Early Viewing Recommended
- Newly Decorated Throughout
- Three Double Bedrooms
- Enclosed Garden with Patio
- Property Available Now
- Kitchen Diner with Side Access
- On Street Parking
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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