

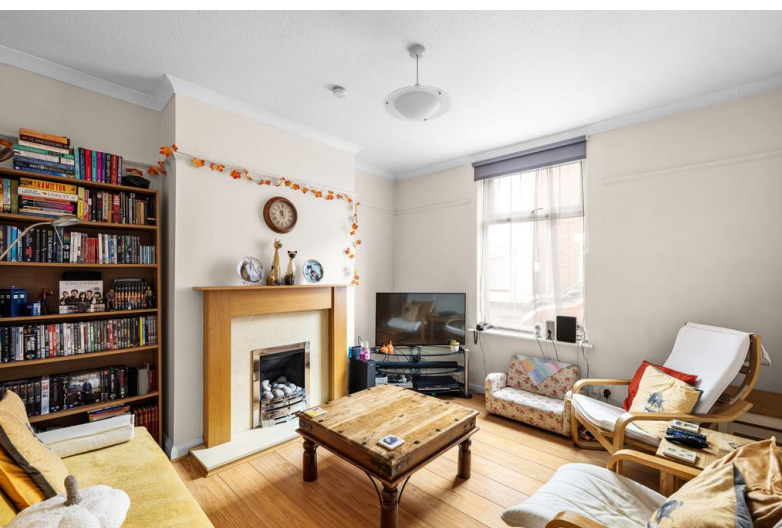


20 Allison Street

Lincoln, LN1 1PX

£1,000 pcm

IMMACULATELY PRESENTED THROUGHOUT! The accommodation comprises of Entrance Hall, Lounge, Dining Room, Modern Fitted Kitchen, Rear Porch and Family Bathroom to the Ground Floor, with a First Floor Landing providing access to Three well-proportioned Bedrooms. Outside, the property benefits from Permit Parking to the front and a private and enclosed Rear Garden.



ACCOMMODATION

This beautifully presented Three Bedroom Mid-Terrace Home is situated within Lincoln's popular West End and has been recently redecorated throughout, with new carpets to the Bedrooms. The property provides well-proportioned accommodation, with a Lounge and separate Dining Room leading through to the Modern Fitted Kitchen and Rear Porch, while the Family Bathroom is also located on the Ground Floor. To the First Floor, there are Three Bedrooms, providing comfortable accommodation throughout.

LOCATION

Allison Street is situated within Lincoln's popular West End, close to the western edge of the City Centre. The area provides easy access to a range of local shops, cafés, public houses and everyday amenities, with Lincoln High Street and the wider City Centre within convenient reach. The University of Lincoln and Brayford Waterfront are also accessible from the property, while West Common provides a large area of open space nearby. The location is well served by local bus routes, with the A57 and surrounding road network providing access towards the west of Lincoln and neighbouring areas.

OUTSIDE

To the front of the property, there is Permit On-Street Parking, with a shared pedestrian alleyway providing access to the entrance. To the rear, the property benefits from a private an enclosed Garden, predominantly laid to Patio and Hardstanding for ease of maintenance, together with a Lawned Area and well-stocked Planted Borders.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

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/>

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.

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>

- Sought after West End location
- Walking distance to Lincoln City Centre and the University of Lincoln
- Private low maintenance rear garden
- EPC Energy Rating - D
- 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 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.