



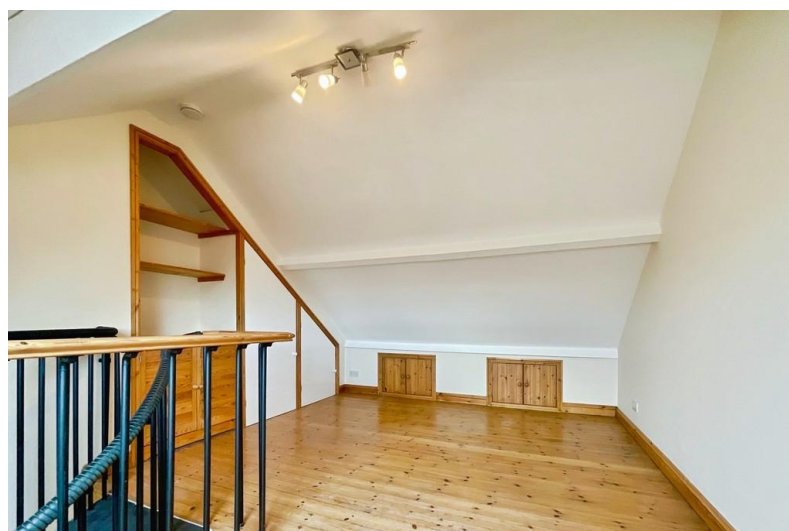
19 Oakleigh Terrace

Lincoln, LN1 1DY

£1,100 pcm

DRIVEWAY TO THE REAR

This Three Storey Home briefly comprises of a Lounge, Dining Room and Kitchen. Stairs rise to the First Floor providing access to Bedroom One, Bedroom Two and a Family Bathroom. Bedroom Three is located on the Second Floor.



LOCATION

Oakleigh Terrace is situated to the north-west of Lincoln city centre, within a well-established residential area close to West Parade and the West End. The location offers convenient access to local amenities, schooling and public transport links, with Lincoln city centre, the Cathedral Quarter and the University of Lincoln all within easy reach.

ACCOMMODATION

This Three Storey Terraced Home offers internal accommodation comprising of a Lounge leading to a further Reception Room and Kitchen with breakfast bar and access to the rear courtyard. To the First Floor there are two Bedrooms, one of which benefits from built-in wardrobes, along with a Family Bathroom fitted with both a bath and overhead shower. The Third Bedroom is accessed via a spiral staircase and benefits from built-in wardrobes and additional storage. Please note, access to this room may be restricted for larger furniture and should be viewed to fully appreciate the layout and specification of the property.

OUTSIDE

Enclosed rear courtyard. The property further benefits from a driveway to the rear and additional on-street parking within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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/additional-fees/>

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>

- Three Storey Terraced Home
- Early Viewing Recommended
- Two Reception Rooms
- Three Bedrooms
- Bath with Shower Overhead
- Driveway to the Rear
- Enclosed Courtyard & Patio
- Modern Kitchen with Patio Door
- 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 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.