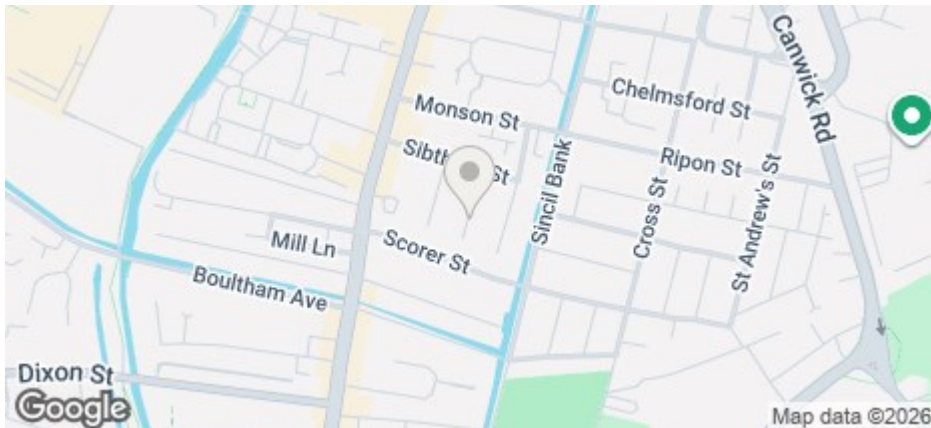




13 Abbot Street, Lincoln, Lincs, LN5 7SN

£1,100 Per Month

COUNCIL TAX BAND: A



- Well-proportioned rooms
- Excellent transport links
- Two modern shower rooms
- Close to City Centre
- Available NOW
- Great central location
- Great school catchment area
- Can be furnished or unfurnished
- Council Tax Band A

This four bedroom house is located within walking distance of the City Centre. The property includes a large open plan lounge and fully fitted kitchen, two modern shower rooms. There is an additional lounge/dining, which can be set up as a 5th bedroom if needed. The bedrooms are well-proportioned.

The property is currently furnished and can be let fully furnished, part-furnished or unfurnished, depending on your needs. Any furniture or white goods retained in the property are offered on a no repair no replace basis, with the items becoming the responsibility of the tenants.

Enclosed rear yard area.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
Call - 01522 802020
Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

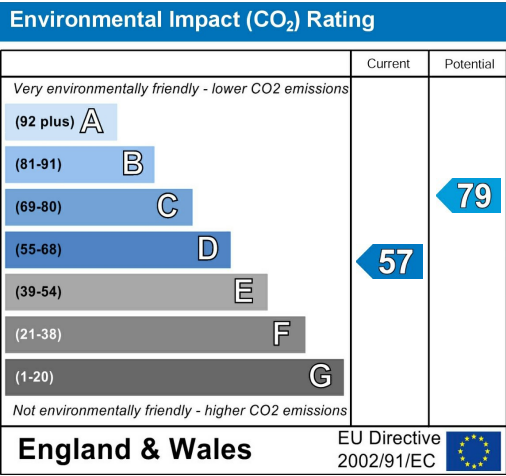
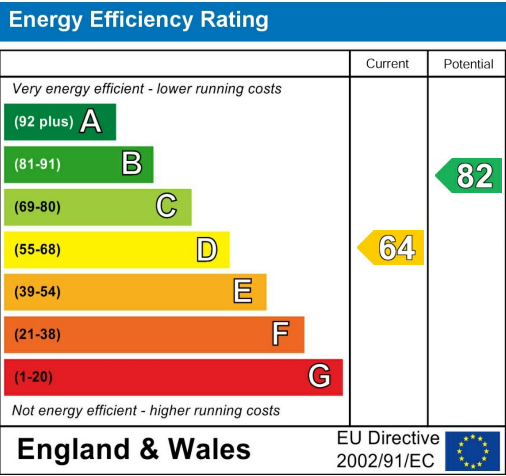
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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Terms and conditions apply. Contact the office for more information.

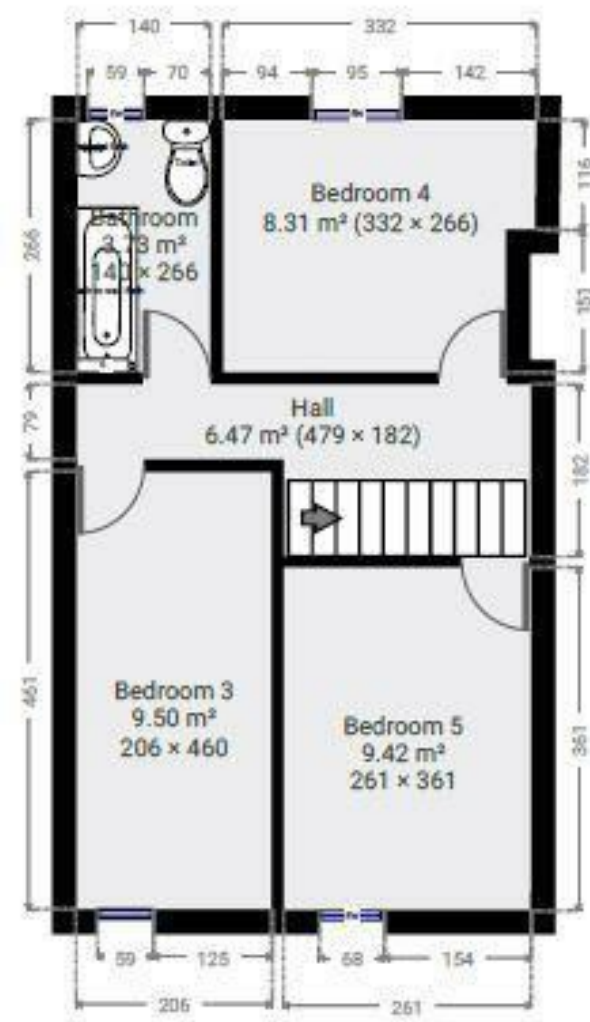
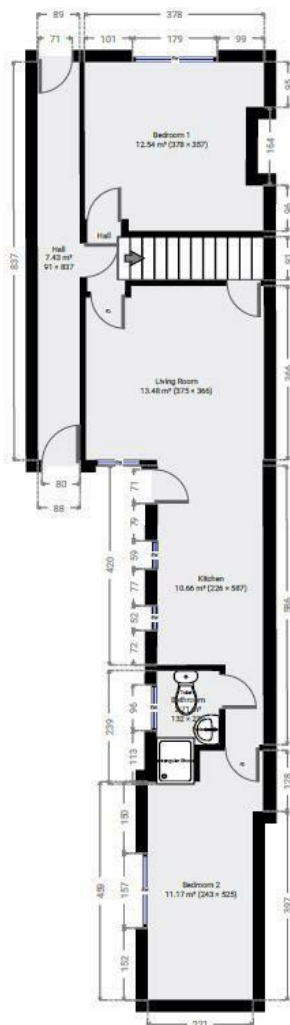




For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m