



77 Foster Street

Lincoln, LN5 7QE

£875 pcm

GARDEN WITH CATHEDRAL VIEW!

The property briefly comprises of an Entrance Hall leading to a spacious Lounge, Dining Room with storage and Kitchen. To the First Floor there are Two Bedrooms and a modern Shower Room, all accessed off the landing. On-street parking is available to the front, with an enclosed garden and patio to the rear.



ACCOMMODATION

An early viewing is highly recommended to appreciate this Terraced Home which has internal accommodation comprising of an Entrance Hall leading to a spacious Lounge and Dining Room with Galley Kitchen which provides access to the rear garden. Upstairs, off the Landing is access to Bedroom One and Bedroom Two which both have built in storage along with a modern fitted Shower Room.

LOCATION

Foster Street is situated to the south of Lincoln city centre, within walking distance of a range of local amenities including shops, cafés and public houses along High Street and Newark Road. The area provides convenient access to Lincoln city centre, Lincoln Bus Station and Lincoln Train Station, as well as nearby green spaces and riverside walks. The property is also well positioned for access to major road links, while enjoying views towards Lincoln Cathedral from the rear garden.

OUTSIDE

On Street permit parking in the area, with an enclosed Garden and Patio to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.00.

TENANCY TERM

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

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>

- Two Double Bedrooms
- Built-in Storage to both Bedrooms
- On Street Permit Parking
- Two Reception Rooms
- Garden with Cathedral View
- Popular Residential Location
- Modern Upstairs Shower Room
- EPC Energy Rating - E
- 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.