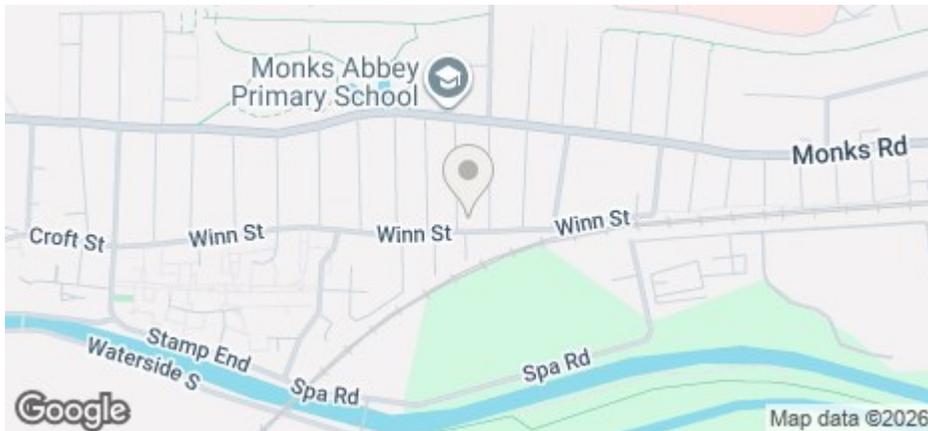




6 Grafton Street, Lincoln, LN2 5LT

£900 PCM

COUNCIL TAX BAND: A

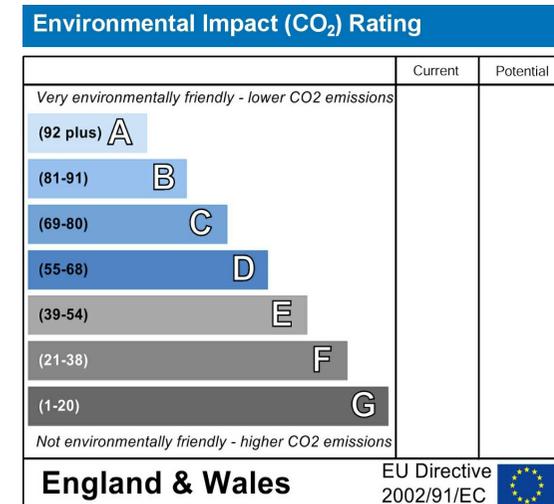
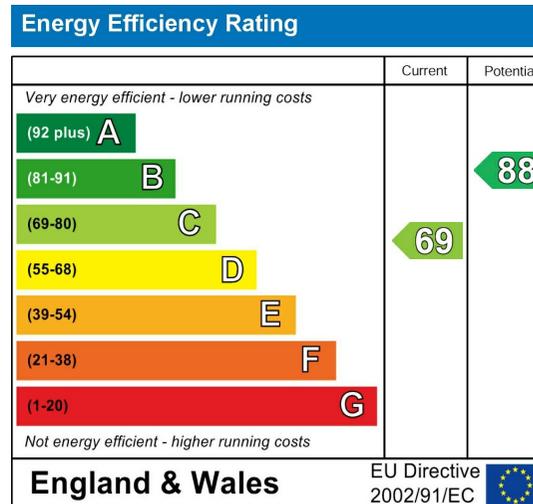


- Mid Terrace Property
- Three Bedrooms
- Spacious accommodation
- Enclosed rear garden
- Two Reception Rooms
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Council Tax Band A
- Great location near Lincoln Hospital and the city centre

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>



Cloud Lettings are pleased to offer this spacious 3 bedroom mid terraced property situated within a popular central position just off Monks Road, close to a range of local amenities including Lincoln Hospital.

Accessed via a shared passageway, the main door leads into the entrance hallway, giving access to the stairs, useful large under stairs storage area, and both reception rooms. The living room is to the left, with a cast iron feature fireplace, dining room to the right with a decorative fire place.

The dining room then gives access to the fitted kitchen which further leads into the downstairs bathroom with white 3 piece suite with shower over bath.

The first floor holds the 3 bedrooms, bedroom 1 being roughly 11 sq meters with bedroom 2 & 3 approx. just over 7sq meters each.

The rear of the property is accessed both via the kitchen & by a shared passageway and offers an enclosed yard with outhouse.

Further benefits include Gas central heating, uPVC double glazed Windows. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

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

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.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

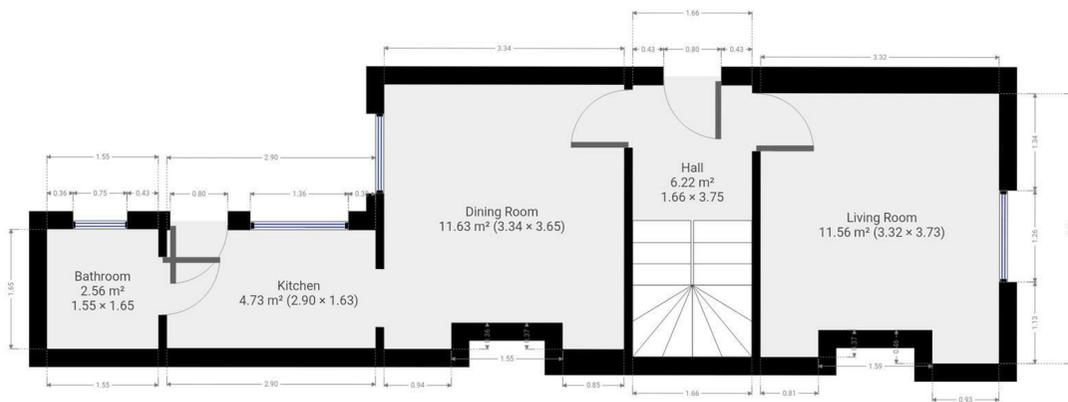
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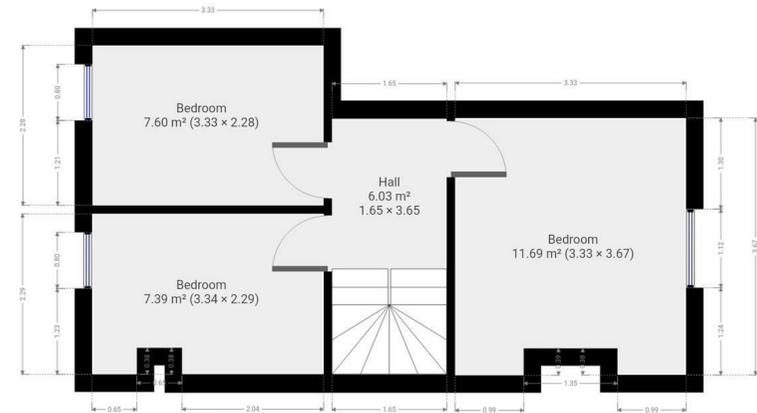
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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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