

69 Canwick Road

Lincoln, LN5 8HE

£850 pcm

CENTRAL LOCATION

Accommodation comprises an Entrance Hall, Lounge, Kitchen/Diner, Shower Room, Family Bathroom and stairs to the First Floor Leading to Bedrooms One, Two and Three. Stairs continue to the Second Floor, leading to Bedroom Four. Outside, there is a rear courtyard. Parking is not available at the property.





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LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION
Internal accommodation comprises an Entrance Hall, Lounge, Spacious Kitchen/Dining Room leading to a Shower Room and downstairs Family Bathroom. To the First Floor there is a large Landing and Three Bedrooms, leading to a further staircase and Landing, with Bedroom Four on the Second Floor. The property must be viewed to appreciate the size of the property on offer.

OUTSIDE
The Property has an enclosed courtyard to the rear.

RENT AND DEPOSIT
The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

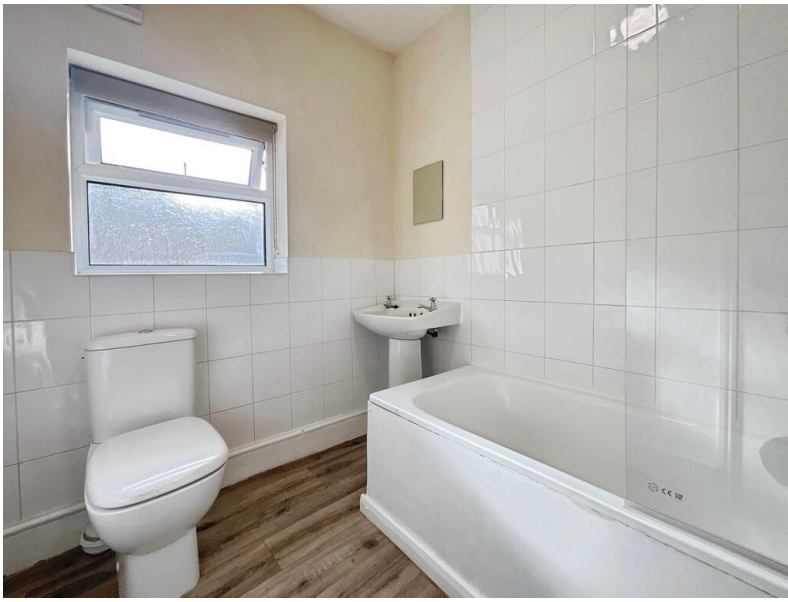
ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 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

- Four Bedrooms
- Three Storey Terraced House
- City Centre Location
- Spacious Kitchen/Dining Room
- Downstairs Bathroom and Shower Room
- Courtyard Garden
- No Allocated Parking
- Property Available Now
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C







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Lincoln
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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 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.

The Property Ombudsman