



Dellfield Avenue, Lincoln

£750 PCM


MARTIN&CO

Dellfield Avenue, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£750 PCM

Date Available: 5th May 2025

Deposit: £865

Unfurnished

- Ground Floor Flat
- Two Bedrooms
- Enclosed Rear Garden
- Popular Residential Location
- Gas Central Heating
- EPC - C
- COUNCIL TAX - A

Two bedroom ground floor flat with rear garden. Located in the popular residential area of Birchwood, close to amenities and schooling plus excellent bus routes and only a short drive into the city centre itself. PVC double glazing and gas central heating.



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Unfortunately pets and smokers cannot be accepted in this property

Length of tenancy - 12 months tenancy
Council tax band - A - Lincoln City council

Broadband (estimated speeds)
Standard 2 mbps
Superfast 69 mbps
Ultrafast 10000 mbps
Mobile (based on calls indoors)
O2 EE Three Vodafone
Satellite & Cable TV Availability
BT Sky

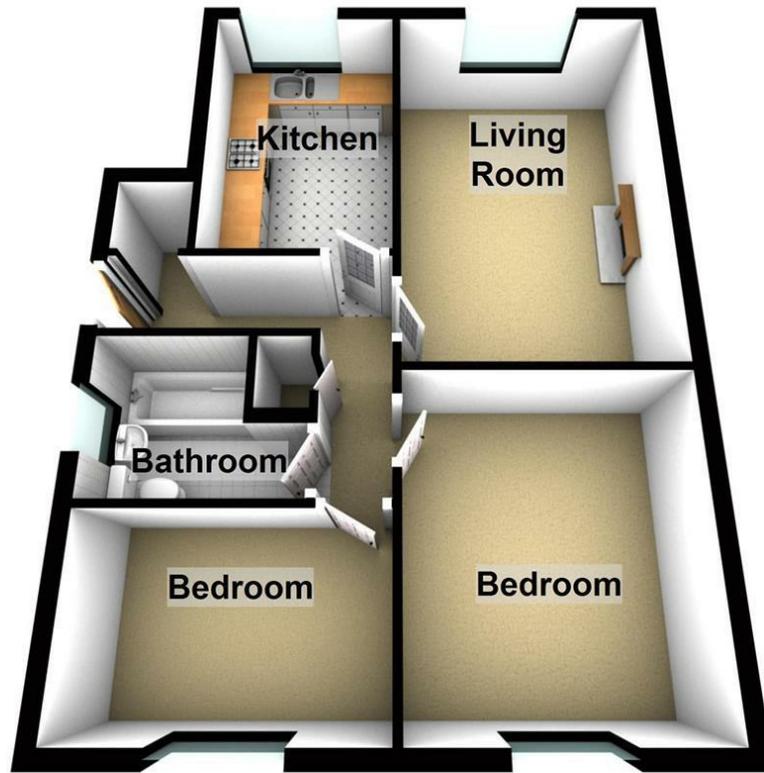


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



Total area: approx. 54.2 sq. metres (583.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.