



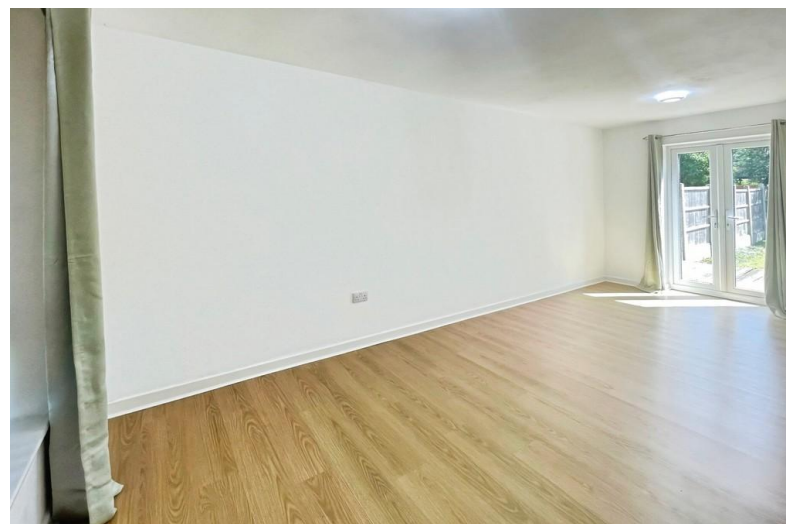
117 Queen Elizabeth Road

Lincoln, LN1 3QG

£875 pcm

OFF STREET PARKING!

The accommodation briefly comprises an Entrance Hall, fitted Kitchen, Lounge / Diner with door leading to the rear Garden. To the First Floor are Two Double Bedrooms and a Bathroom with shower. Additionally, there is an enclosed Garden to the rear and a parking space.



LOCATION

Queen Elizabeth Road is situated to the North East of the City Centre of Lincoln, within a well established residential area. The property is within easy reach of local amenities including supermarkets, schooling and leisure facilities, along with regular bus routes into the City Centre. The nearby Lincoln County Hospital and access to the A46 bypass further enhance the convenience of this location.

ACCOMODATION

The internal accommodation has been redecorated and has new carpets and briefly comprises Entrance Hall, Open Plan Lounge / Diner with doors leading to the rear Garden and fitted Kitchen. To the First Floor are Two Double Bedrooms and a Bathroom with shower overhead.

OUTSIDE

To the front of the property there is a garden area. To the rear there is a newly landscaped garden. A driveway provides off-street parking for multiple vehicles.

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 £201.00.

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 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 Bedroom Semi Detached House
- Redecorated & New Carpets
- Enclosed Rear Garden
- Off Road Parking
- North Lincoln Location
- Kitchen & Lounge Diner
- Two Double Bedrooms
- Bathroom with Shower
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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.