



- End Terrace House With Single Garage
- Three Bedrooms
- Accommodation Over Three Floors
- Shower Room & Separate WC
- Lounge & Dining Room
- Kitchen
- Available Immediately
- West End Location

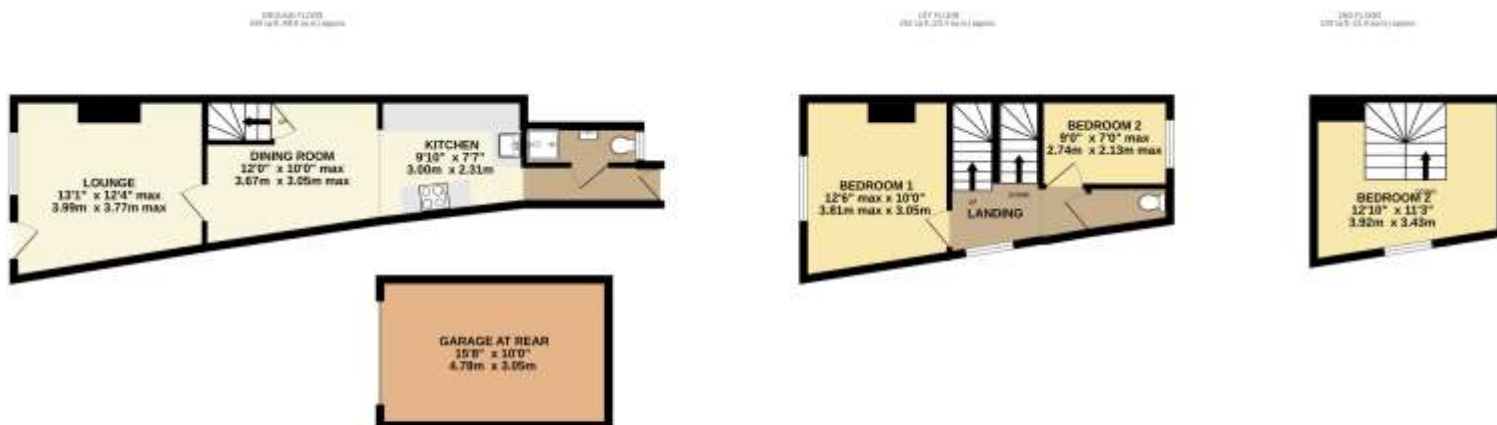
West Parade, Lincoln, LN1 1HY
Monthly Rental Of £975



Situated within close proximity to Lincoln city centre in the West End of Lincoln. Starkey&Brown is delighted to offer for rent this three-bedroom, three-storey Victorian end-terrace house with the added benefit of a single garage. Accommodation comprises a lounge, dining room, a kitchen and a shower room to the ground floor. Whilst to the first floor there are two bedrooms and a WC. The second floor comprises an additional bedroom which has been converted from the loft. To truly appreciate this property, an internal inspection is highly recommended. Council tax band: A. EPC Rating C. Holding deposit £225.00. Deposit £1,125.00.







TOTAL FLOOR AREA : 913 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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