



BELL

4, ARCHER STREET
Lincoln

 2  1  2  D

£850 PCM

- RENT: £850.00 PCM / DEPOSIT: £980.76
- NEWLY REFURBISHED
- MID-TERRACE HOUSE

- EPC: D / COUNCIL TAX BAND: A
- CITY LOCATION
- CONTACT LINCOLN: 01522 538888



Available Now – Newly refurbished including new windows!

Situated within walking distance of Lincoln city centre, 4 Archer Street is a newly refurbished two bedroom home offering well-presented and modern accommodation in a convenient location. The property is ideally positioned for those looking to enjoy easy access to the city centre and its wide range of shops, restaurants, cafes, bars, and leisure facilities, while also being well placed for local amenities and transport connections.

The accommodation comprises two separate reception rooms, providing flexible living and dining space, together with a separate kitchen leading directly to the rear courtyard.

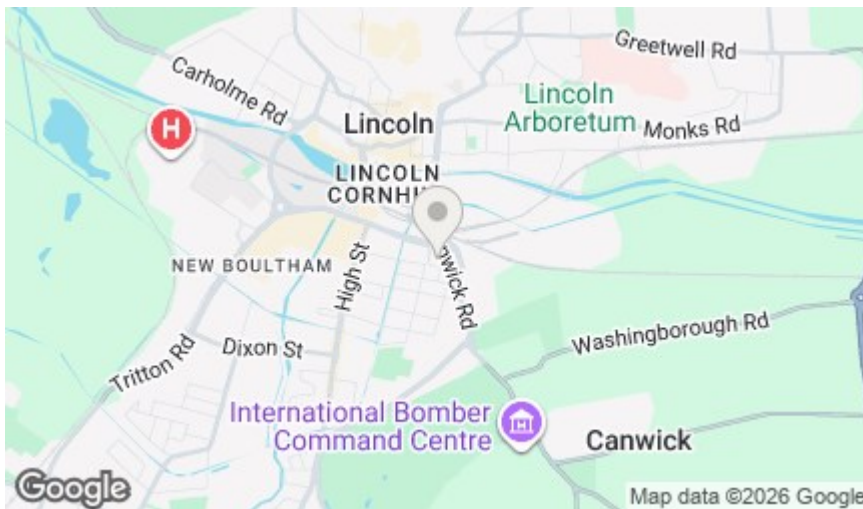
To the first floor are two bedrooms and a modern shower room.

Externally, there is a private rear courtyard providing useful outdoor space.

The property's location is particularly convenient for commuters and those without a car, with Lincoln Central railway station located approximately 0.2 miles away. The station provides regular services to destinations including Nottingham, Sheffield, Doncaster, Peterborough, and Leicester, with services also available towards London. Lincoln's central bus station is also within easy reach, providing regular local and regional services across the city and surrounding areas.

There are several schools and educational facilities within the surrounding area, including The Lincoln Bishop King Church of England Primary School and The Lincoln St Peter at Gowts Church of England Primary School, both within approximately half a mile. Lincoln UTC is also within the wider area, while Lincoln College is conveniently located nearby.

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, www.robert-bell.org, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

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Lincoln Lettings

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