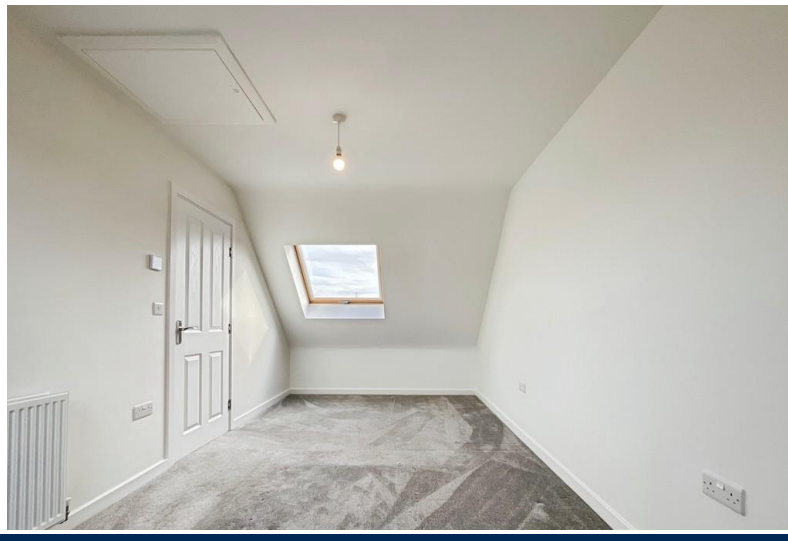
19 Reedbush Avenue

Lincoln, LN2 4ZF

£1,100 pcm

DRIVEWAY TO THE FRONT - AVAILABLE NOW

Property briefly comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen with access to a downstairs WC. Stairs rise to the First Floor Landing providing access to two Bedrooms and the Family Bathroom. A further staircase leads to the Second Floor where there is a spacious Double Bedroom with built in storage.



Reedbush Avenue, Lincoln, LN2 4ZF

LOCATION
Reedbush Avenue is located within a modern residential development to the north of Lincoln. The property is conveniently positioned for access to Lincoln County Hospital and University of Lincoln, making it well suited for professionals working in the area. Nearby amenities can be found along Monks Road which offers a range of local shops, convenience stores, takeaways and everyday services. The historic Lincoln Cathedral quarter and the city centre are also easily accessible, providing a wider selection of shops, restaurants, leisure facilities and transport links including the Lincoln Railway Station.

ACCOMMODATION
Available now for an immediate viewing, this home has internal accommodation comprising of an Entrance Hall leading to an Open Plan Living Accommodation, downstairs WC and Kitchen fitted with a built-in fridge freezer. To the First Floor there is access to Two Bedrooms and Family Bathroom with bath with overhead shower. Stairs continue to the Second Floor where there is an additional storage cupboard and a further Double Bedroom with dual aspect windows.

OUTSIDE
Driveway to the front of the property providing off road parking. To the rear there is an enclosed garden with patio area.

RENT AND DEPOSIT
The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

TENANCY TERM
The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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

- Three Storey End Terrace
- Kitchen with Appliances
- Open Plan Living and Kitchen
- Property Available Now
- Enclosed Garden and Patio
- Driveway to the Front
- Family Bathroom with Overhead Shower
- EPC Energy Rating - B
- Council Tax Band - B (West Lindsay District Council)

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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