



4 Ash Close

Lincoln, LN6 0RU

£1,000 pcm

PROPERTY LET PRIOR TO MARKETING, SIMILAR PROPERTIES NEEDED!

This well presented Three Bedroom Home has been recently decorated. The accommodation includes an Entrance Hall, spacious Lounge and Dining Kitchen with French Doors leading to the Garden. Stairs rise to the First Floor Landing, leading to Three Bedrooms, Family Bathroom and additional storage.



LOCATION

Ash Close is situated within the popular Birchwood area of Lincoln, with local shops and everyday amenities available nearby. The property is also conveniently located for access to Tritton Road and Doddington Road, providing a range of further retail and leisure facilities, while regular bus services offer access into Lincoln City Centre. The A46 is also accessible for connections towards the wider Lincolnshire area.

ACCOMMODATION

This property has been let prior to marketing to an applicant on our existing database, demonstrating the demand for similar properties in this area. If you have a property you are considering letting, a valuation can be arranged by contacting our office on 01522 556099. The accommodation briefly comprises of an Entrance Hall leading through to a spacious Lounge and Dining Kitchen, with French Doors providing access to the Garden. To the First Floor there are Three Bedrooms, Family Bathroom and additional storage.

OUTSIDE

The property benefits from a driveway and single garage, with gardens to both the front and rear. The rear garden includes a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

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/>

VIEWING

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects 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>

- Popular South City Location
- Driveway and Garage
- Open Plan Kitchen Diner
- Front and Rear Gardens
- Let Prior to Marketing
- Similar Properties Needed
- Two Double & One Single Bedroom
- Family Bathroom
- EPC Energy Rating - D
- Council Tax Band - B (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.