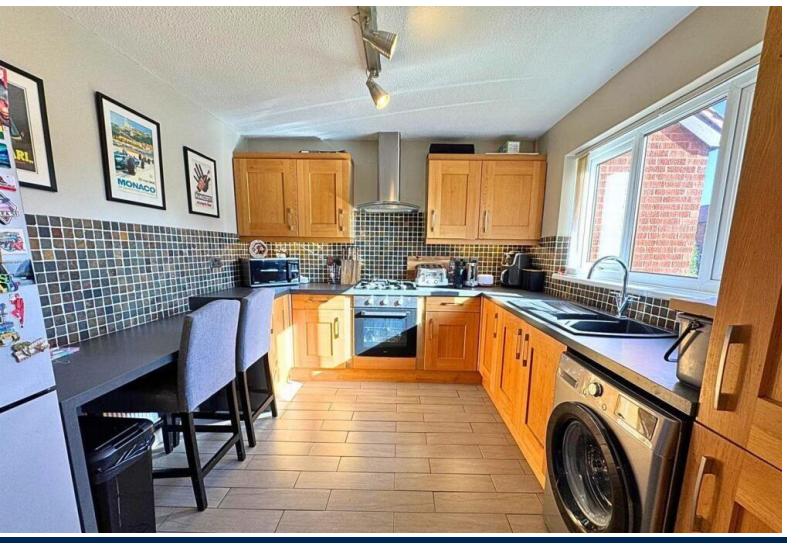


32 Birkdale

Lincoln, LN5 9UJ

£900 pcm

A well presented Three Bedroom House located to the South of the City. Briefly comprising an Entrance Hall, good sized fitted Kitchen and Lounge Diner with French doors to the Garden. To the First Floor there are Three Bedrooms and a good sized Bathroom with shower. The property also benefits a front and rear Gardens and off-street parking.





32 Birkdale, Lincoln, LN5 9UJ

LOCATION
The property is located to the South of The historic Cathedral and University City of Lincoln in a popular residential area off Brant Road which is surrounded by a range of local amenities.

ACCOMMODATION
A well presented Three Bedroom House located to the South of the City. Briefly comprising an Entrance Hall, good sized fitted Kitchen and Lounge Diner with French doors to the Garden. To the First Floor there are Three Bedrooms and a good sized Bathroom with shower. The property also benefits a front and rear Gardens and off-street parking.

OUTSIDE
The property benefits front and rear Gardens with the rear Garden benefitting a patio seating area and grass lawn. The property also boasts off street parking.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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

- Three Bedroomed House
- South City Location
- Lounge Diner with French Doors
- Modern Kitchen
- Spacious Bathroom with Shower
- Garden & Patio Seating Area
- Off Road Parking
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C







Museum Court
Grantham Street
Lincoln
LN2 1JB

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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