

# BELL



33, PENNELL STREET

Lincoln

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£1,000 PCM

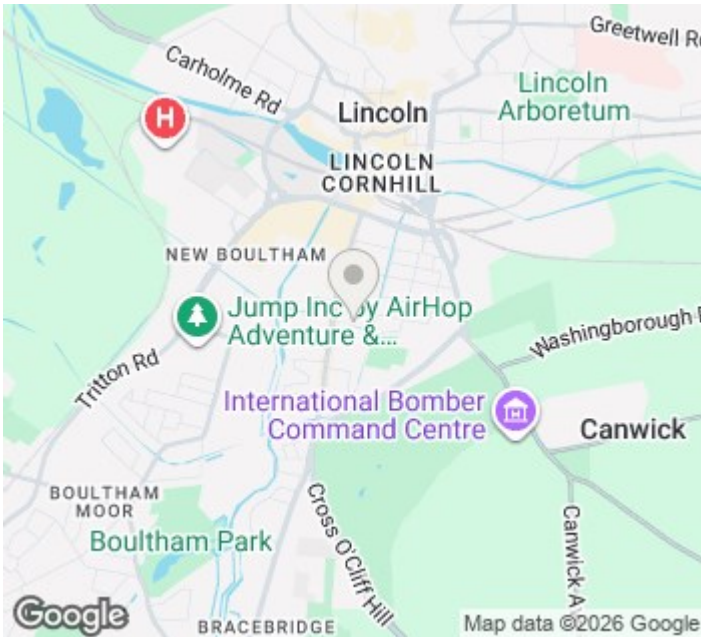
- RENT: £1000.00 PCM / DEPOSIT: £1153.84
- MID-TERRACE HOUSE
- CONTACT LINCOLN: 01522 538888
- EPC: C / COUNCIL TAX BAND: A
- 3 BEDROOMS



This mid terrace property is located near Lincoln High Street which allows residents easy access to the town centre and local transport links. The accommodation comprises the following:

Ground Floor: hall, lounge, dining room, kitchen (being modern and having a double oven) and bathroom (with shower over the bath, WC and hand wash basin). First Floor: landing, two double bedrooms, shower room and large storage cupboard. Second Floor: large master bedroom (with built in storage). Outside: enclosed rear patio garden. Full gas central heating. Double glazed.

"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](http://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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

**Lincoln Lettings**  
 43 Silver Street  
 Lincoln  
 Lincolnshire  
 LN2 1EH

01522 538888  
[lettingslincoln@robert-bell.org](mailto:lettingslincoln@robert-bell.org)  
<https://robert-bell.org/>

