



## 2 Verdun Close

Lincoln, LN1 3XF

**£900 pcm**

### **NEWLY DECORATED THROUGHOUT!**

The accommodation briefly comprises of an Entrance Hall leading to the Kitchen, Bedroom one, Bedroom two and the Family Bathroom. The Lounge provides access to Bedroom three / Family Room and the Conservatory. Outside, the property offers an enclosed rear garden, a front garden with courtyard area, and a single garage.



### LOCATION

Verdun Close is a quiet residential cul-de-sac positioned just off Burton Road in the desirable uphill area of Lincoln. The neighbourhood is well served by local amenities, including independent shops, cafés and takeaways along Burton Road, as well as everyday conveniences such as a nearby Co-op and pharmacy. The Bailgate and Cathedral Quarter are within comfortable walking distance, offering a wide range of restaurants, boutique stores and historic landmarks. Green spaces including West Common are also close by, and the area provides straightforward access to Lincoln city centre and major routes such as the A46 for commuting.

### ACCOMMODATION

Available now, this well presented home offers accommodation comprising of an Entrance Porch leading to the Kitchen, with a Hallway providing access to Bedroom one, Bedroom two, the Family Bathroom and a spacious Lounge. Off the Lounge is an additional room that can be used as a further Reception Room or as a third Bedroom, with access through to the Conservatory and out to the rear garden. Having been newly decorated throughout, this property is available for immediate viewing.

### OUTSIDE

Set on a generous plot, the property benefits from gardens to the front, side and rear. The rear garden features a lawned area, patio and a concrete courtyard, while the front includes established bushes and a concrete driveway providing access to the single garage.

### 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.

### 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/help/lettings-fees-information-for-tenants/>

### VIEWING

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>

- Newly Decorated Throughout
- Quiet Residential Area
- Driveway and Single Garage
- Front and Rear Gardens
- Family Room / Bedroom Three
- Family Room and Conservatory
- Property Available Now
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - C
- Sorry No Pets



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.