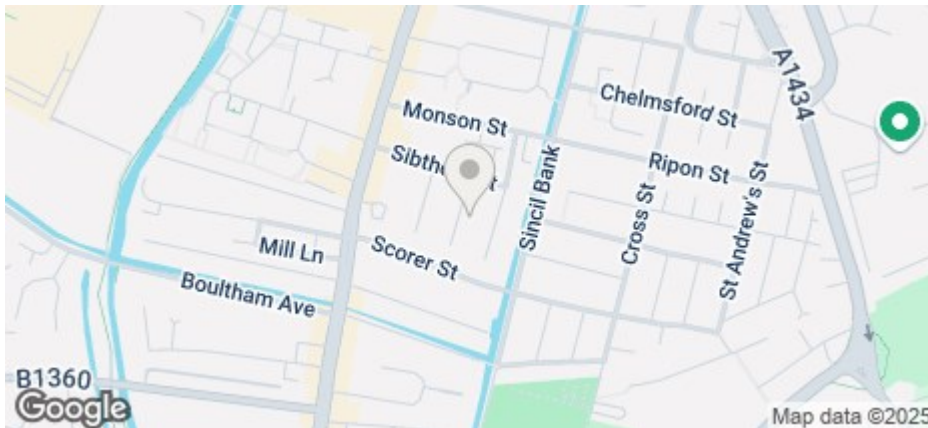




13 Abbot Street, Lincoln, LN5 7SN

£1,200 Per Month

COUNCIL TAX BAND: A

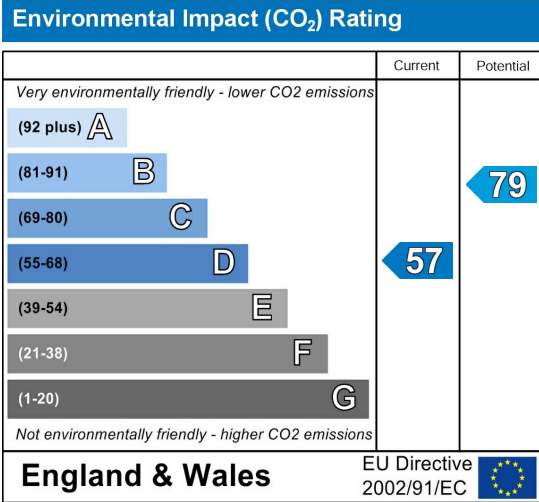
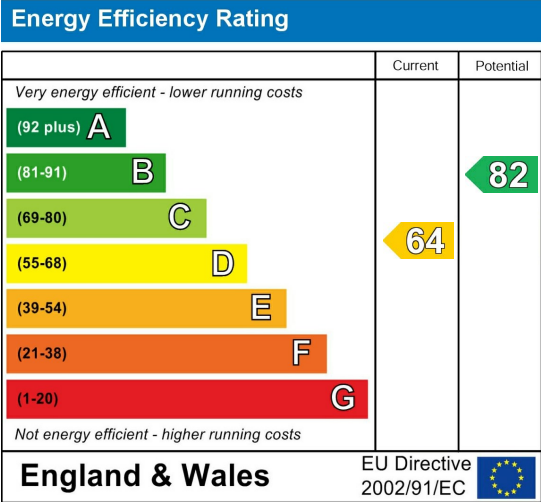


- Four double rooms
- Great central location
- Contemporary fixtures and fittings
- Furnished throughout
- Council Tax Band A
- Located on a quiet cul-de-sac
- Two modern shower rooms
- Enclosed rear yard
- Large open plan kitchen diner
- Available August 2025

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Don't miss out on a rare opportunity to rent this very spacious mid-terrace, four bedroom family home on Abbot Street. On the ground floor, the property has a lounge at the front, separate dining room which leads into a large open plan kitchen, then through to a shower room and one bedroom at the back of the property. On the first floor are an additional 3 bedrooms and shower room.

The property comes furnished, with a no repair no replace policy on the bedroom furniture, dining and lounge furniture. All kitchen white goods are included in the property.

The location boasts the best of both worlds, a quiet street just off the High Street, and very close to the City Centre. Ideally located for local schools, supermarkets, bars and restaurants all in easy walking distance.

Up to 2 parking permits are available through City of Lincoln Council permit scheme (fees apply). Gas central heating.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020

email - info@cloudlettings.co.uk

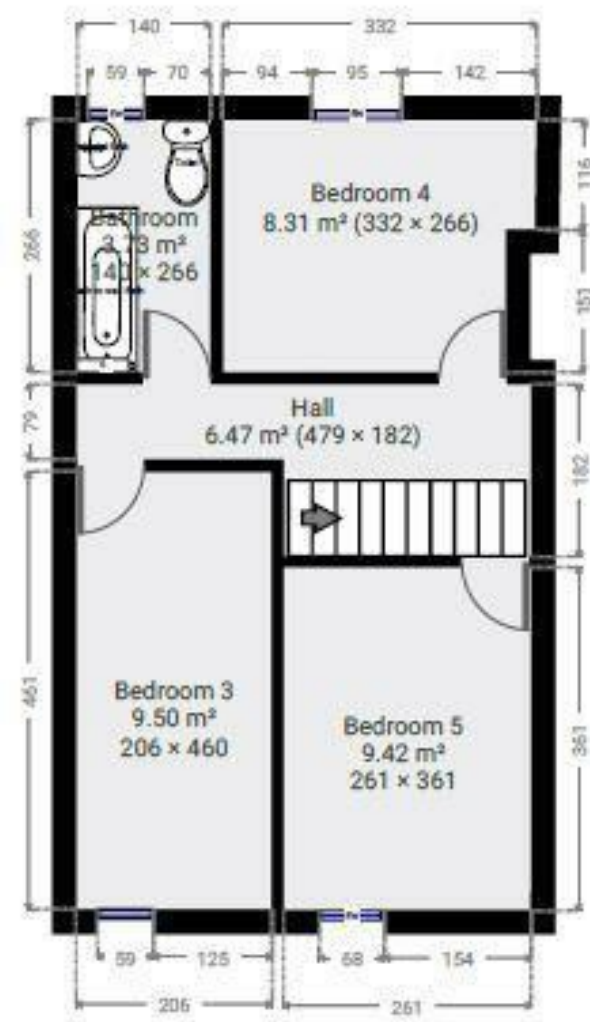
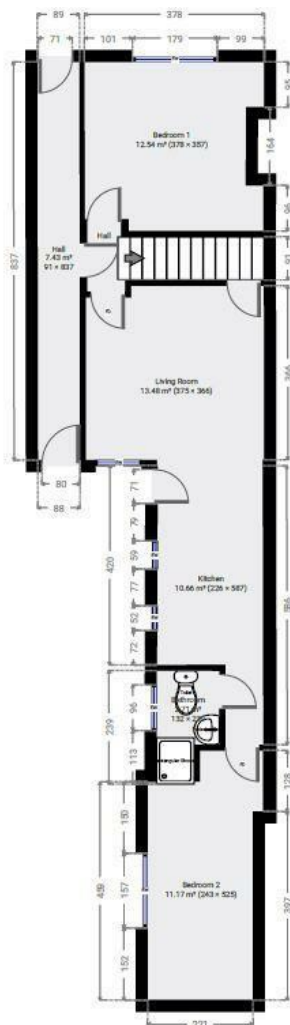
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website.

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process

your information can be found on our website.

Utilities: The rent does not include utility bills, internet, Council Tax or TV licence payments.



Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m