

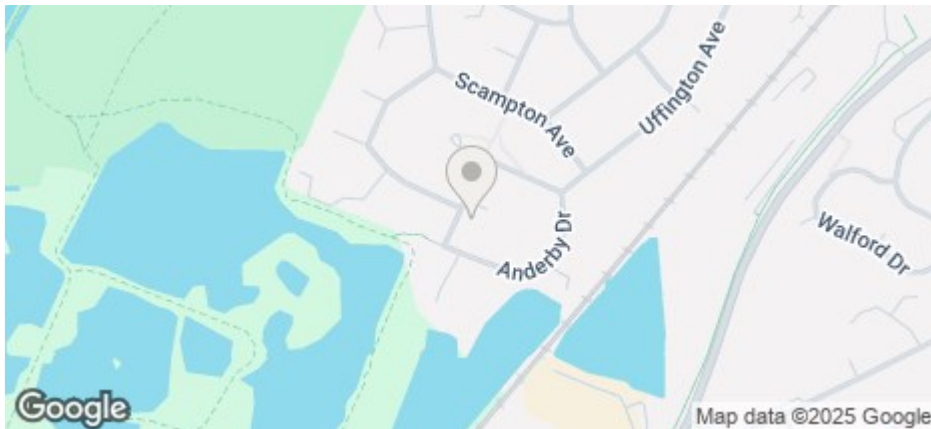


£995 PCM

COUNCIL TAX BAND: A



8 Bardney Close, Lincoln, LN6 0AL

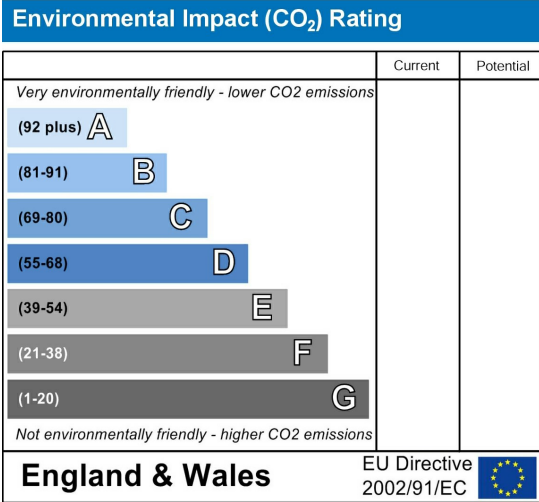
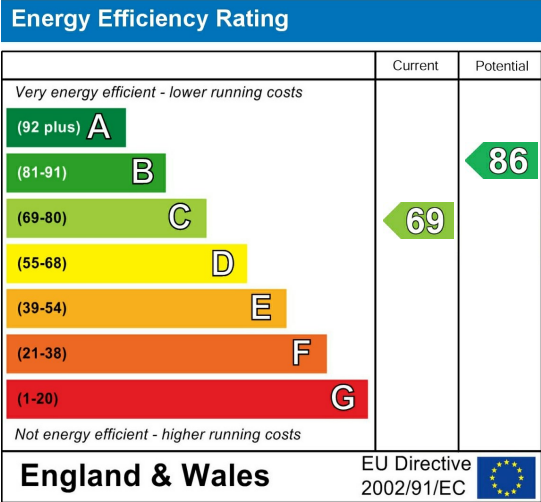


- 2 large double bedrooms and 1 generous single bedroom
- Upstairs family bathroom with separate W.C. downstairs
- Good transport links
- Additional storage room and shed
- On street parking
- Front and Rear garden
- Large open plan living and dining area
- Built-in bedroom storage in master bedroom
- Gas central heating
- Council Tax Band A

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 this modern family home in the popular area of Hartsholme and Birchwood.

Featuring 3 bedrooms, front and rear gardens and an upstairs family bathroom plus a separate WC. Gas central heating.

Parking is available on street. Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing.

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 here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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 here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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

There are planning applications in the immediate locality; please see further details below & contact City of Lincoln Council for further information.

Ref. No: 2024/0793/HOU - 1 Bardney Close - Erection of first floor rear extension and conversion of existing garage into annex.

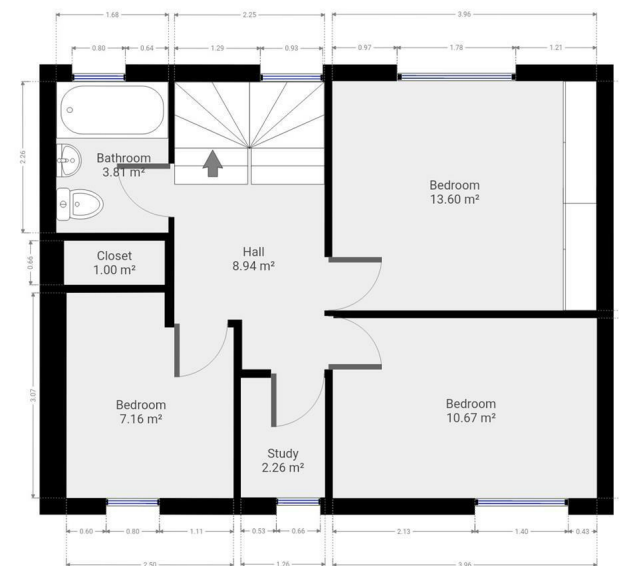
Ref. No: 2024/0672/HOU - 9 Bardney Close - Erection of two storey side/rear

extension and single storey rear extension. Installation of an open porch to front elevation

Ref. No: 2023/0004/PAH - 6 Bardney Close - Erection of a single storey rear extension extending 5.6 metres beyond the rear wall to a maximum height of 3.2 metres and eaves height of 2.55 metres.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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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