cloud lettings



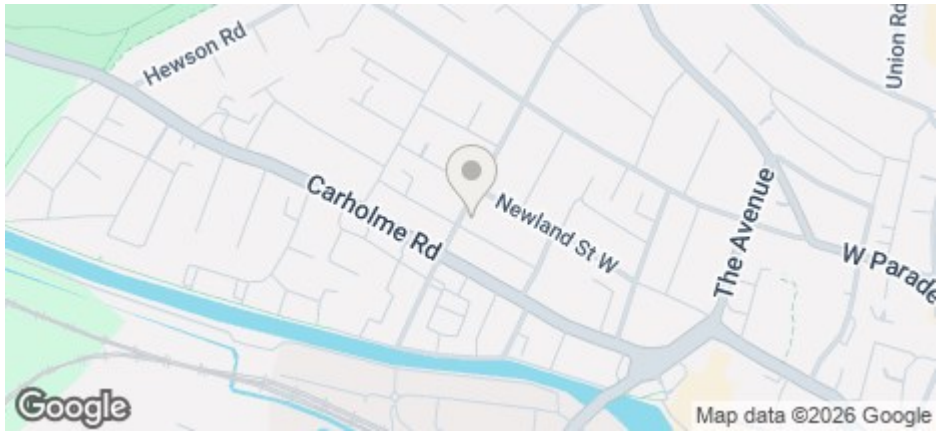




3 Gresham Street, Lincoln, Lincs, LN1 1QA

£995 Per Month

COUNCIL TAX BAND: A



- Excellent West End location
- Two toilets
- Family bathroom with shower over bath
- Private enclosed rear yard
- Deposit £995
- Three bedrooms
- Modern kitchen
- Property available furnished or unfurnished
- Council Tax Band A

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020

info@cloudlettings.co.uk
https://www.cloudlettings.co.uk/

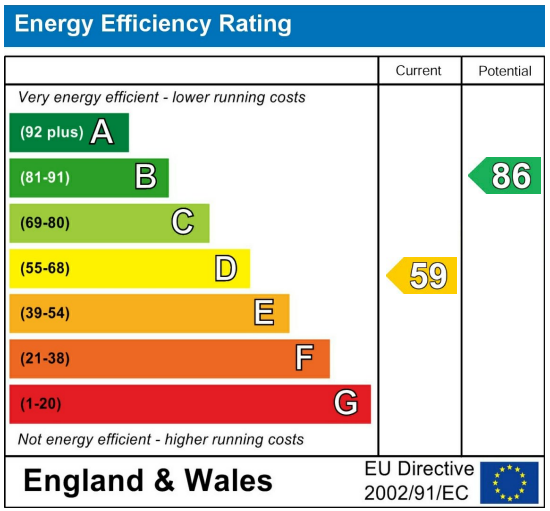
Rights & restrictions
Shared entrance passageway - rights of way drainage and support as are heretofore enjoyed or suffered in connection with the property hereby conveyed and Number 5 Gresham Street aforesaid which had they belonged to different owners would have been subsisting as legal easements.

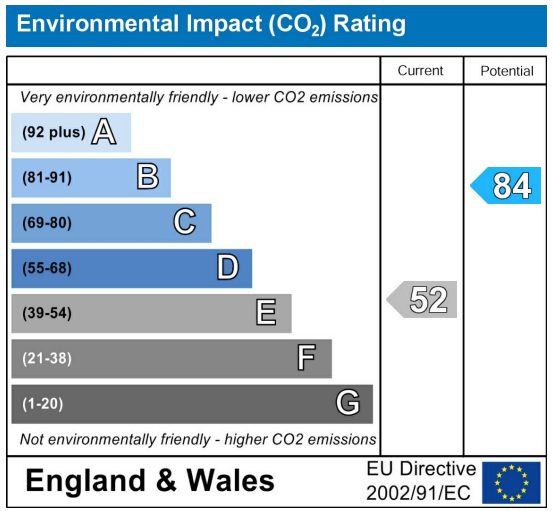
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

3 1 2 D





Great location for this three bedroom house with family bathroom plus a separate toilet, two reception rooms, kitchen and three well proportioned bedrooms. The bathroom features a shower over the bath.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.
Gas central heating.

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

WhatsApp - 07983 819835
Call - 01522 802020
Email - info@cloudlettings.co.uk

Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move

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.

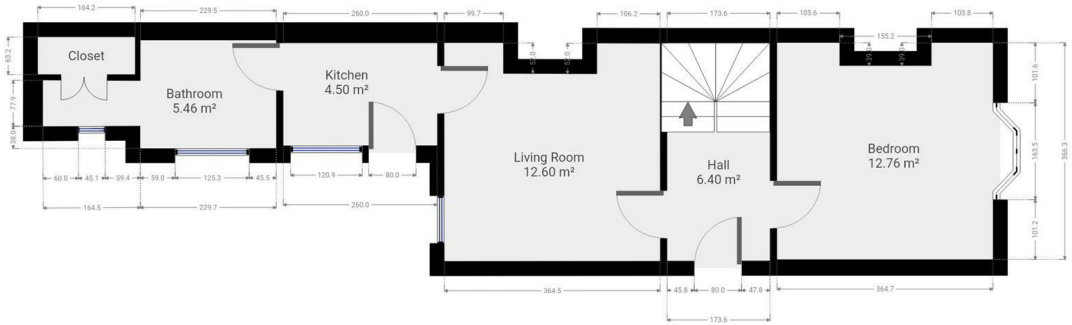
The property is affected by known rights or restrictions; open the brochure for further details.

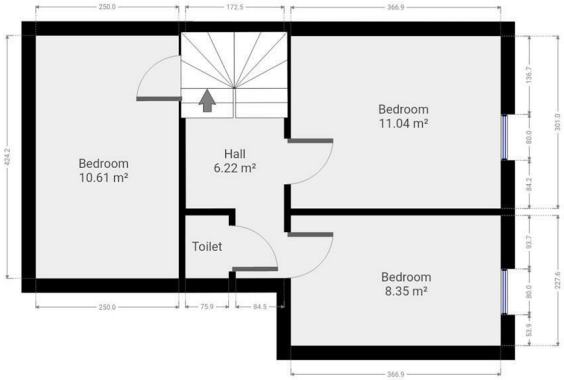
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Terms and conditions apply. Contact the office for more information.





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

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