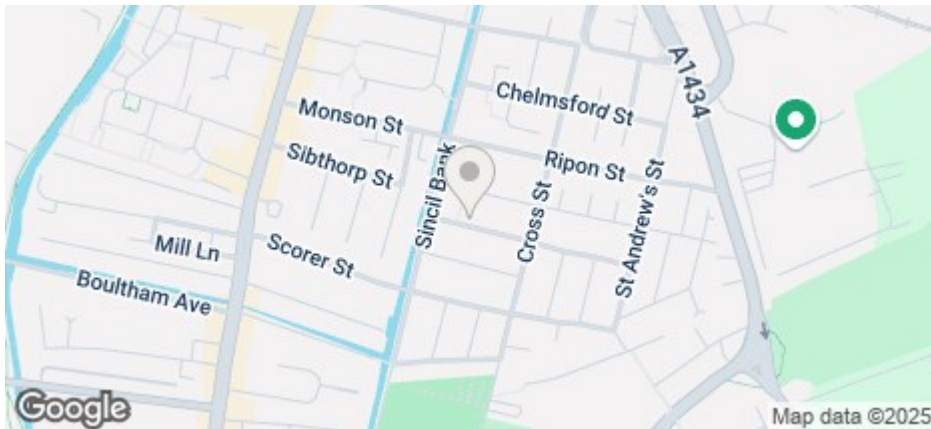




80 Kirkby Street, Lincoln, LN5 7TT

£442 Per Month

COUNCIL TAX BAND: A



- ****INDIVIDUAL ROOMS IN A HOUSE SHARE****
- Price displayed is per person
- Modern kitchen and shower rooms
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Deposit of only £200pp
- Modern furnishings
- Close to City Centre
- Short walk to University
- Council Tax Band A
- Available for 25/26

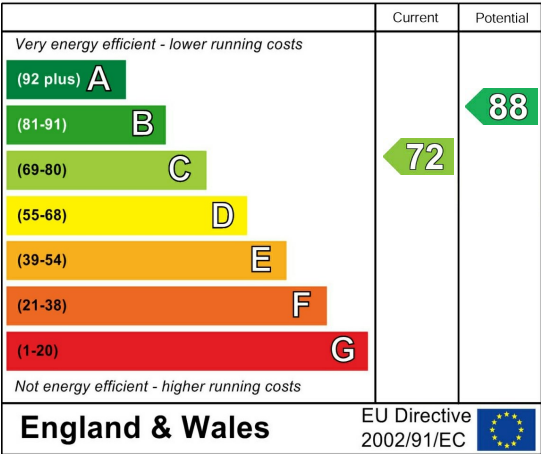
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

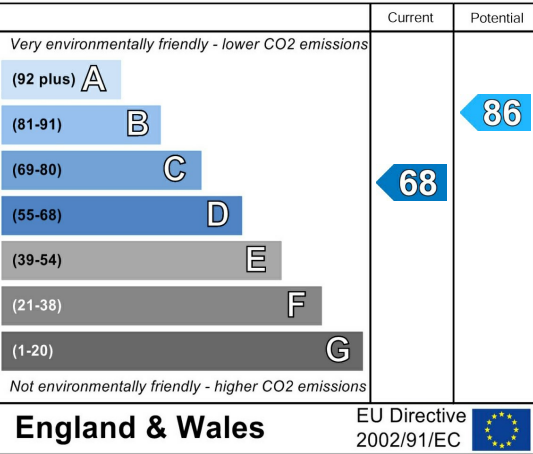
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



****ROOMS AVAILABLE IN A HOUSE SHARE FOR 25/26****

ROOM 1 - *Reserved*

ROOM 2 - Available from 21st August 2025 - 6th August 2026

ROOM 3 - Available NOW - 6th August 2026

ROOM 4 - Available NOW - 6th August 2026

ROOM 5 - Available from 21st August 2025 - 6th August 2026

ROOM 6 - Available from 21st August 2025 - 6th August 2026

Individual rooms available in this 6 bedroom house, great City Centre location!

The ground floor features Lateral Living - the property comprises of entrance hall leading to one bedroom at the front aspect. The hall also leads to the open plan lounge / kitchen and one shower room to the rear. The stairs open to the first floor with three further bedrooms. To the top floor are the final two bedrooms and second shower room.

Gas central heating. Permit parking available for up to 2 cars through City of Lincoln Council (fees apply).

Price displayed is as per person per month

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

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>

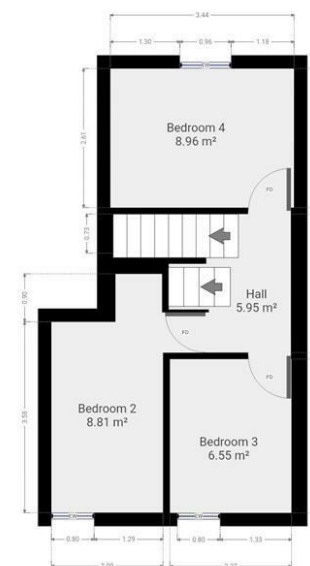
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:

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

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