cloud lettings



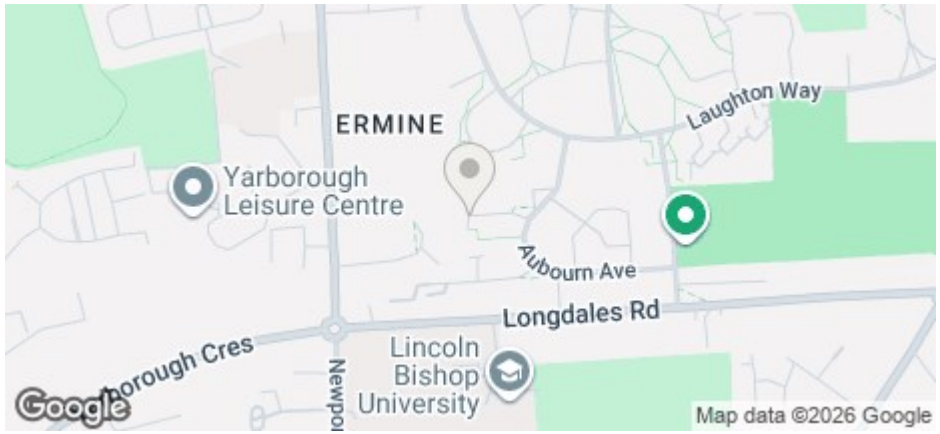




12 Rolleston Close, Lincoln, Lincs, LN2 2EY

£995 Per Month

COUNCIL TAX BAND: A



- Available NOW! Residential property
- Great Uphill location
- On-street parking
- Enclosed rear garden
- Council Tax Band A
- Three bedroomed home
- Modern fitted kitchen
- Part-furnished or unfurnished!
- Close to Lincoln Castle and Cathedral

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

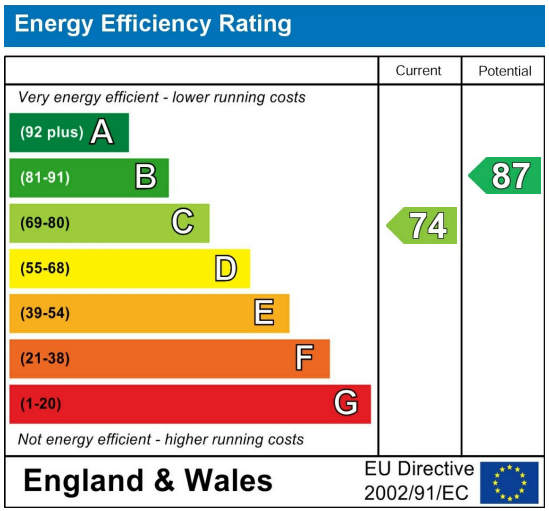
info@cloudlettings.co.uk
https://www.cloudlettings.co.uk/

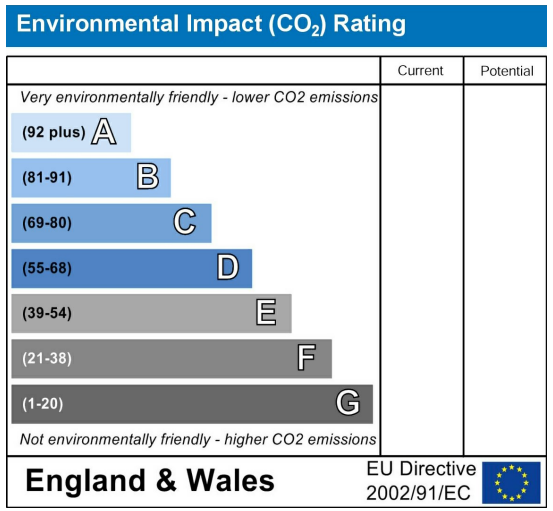
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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 1 C





Three-bedroom residential house in the popular Uphill area, close to Lincoln Bishop University. The house includes a a spacious lounge & the modern fitted kitchen with ground floor office. A bathroom with shower over bath and three well proportioned bedrooms. To the rear is an enclosed garden

Parking is available on street. Gas central heating.

Any furniture or white goods retained in the property are offered on a no repair no replace basis, with the items becoming the responsibility of the tenants.

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/

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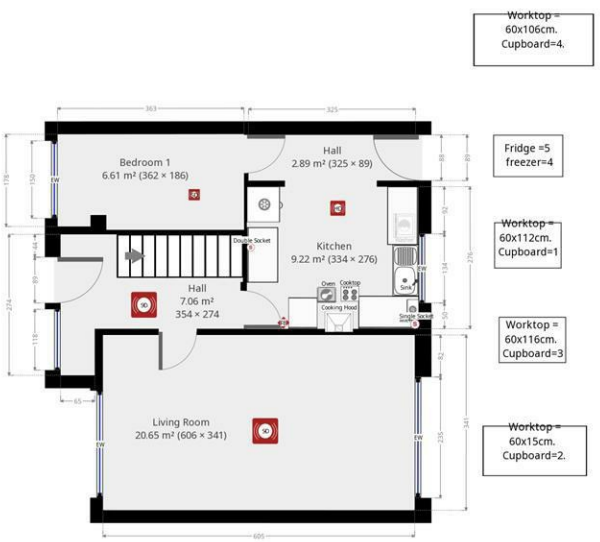
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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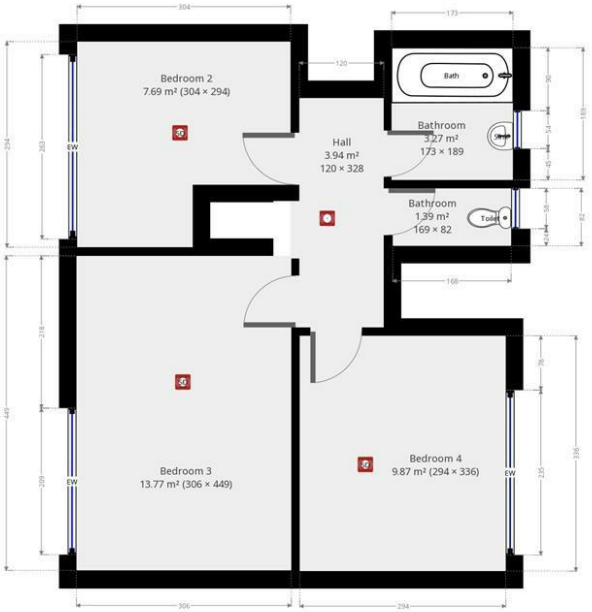
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Terms and conditions apply. Contact the office for more information.



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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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