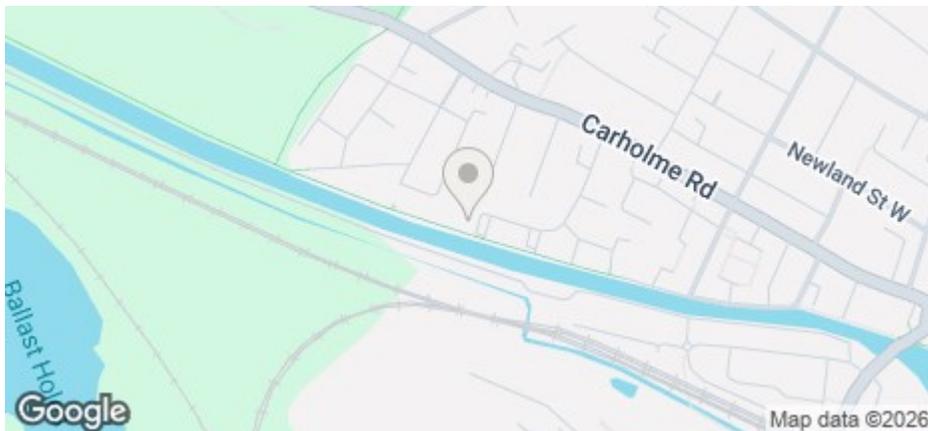




96 Roman Wharf, Lincoln, Lincs, LN1 1SR

£1,300 Per Calendar Month COUNCIL TAX BAND: B

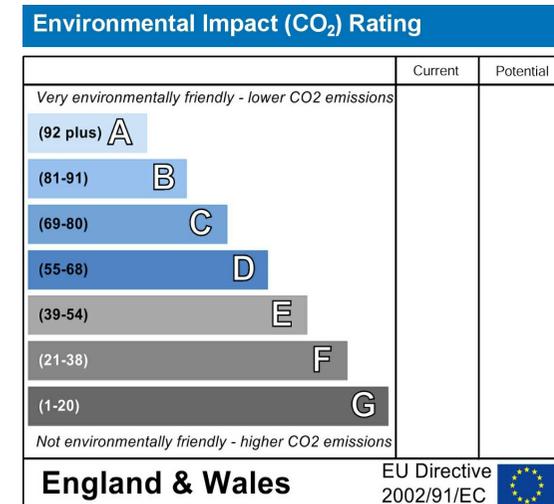
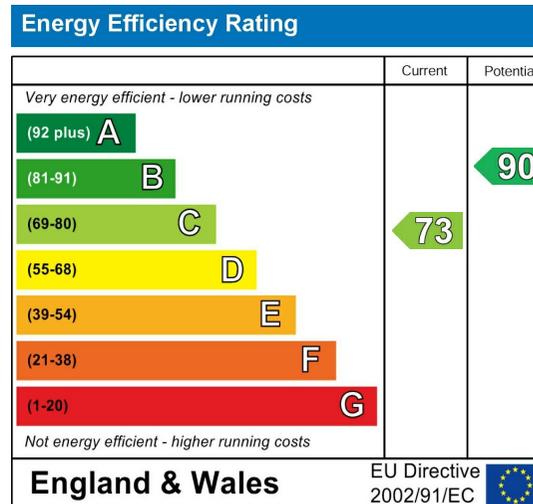


- Gorgeous riverside setting
- Cathedral views
- Well presented, established garden with patio
- Modern kitchen with all appliances
- Council Tax Band B
- Ideal West End location
- 2 parking spaces
- 2 bedrooms
- Washer/dryer provided
- Available April 2025

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 this immaculately presented 2 bedroom mid terraced house in the sought after area of Roman Wharf, just a stone's throw away from the riverside walk and bridleway.

The property is situated in the heart of Lincoln's West End in a private cul-de-sac with community feel, walking distance from great transport links and the City Centre. The property benefits from a driveway with parking for 1 car in front of the property and an additional allocated parking space in the carpark near the house.

The property comes furnished, and includes built-in storage and shelving in the lounge room. Gas central heating controlled with a room thermostat, and gas fire in the lounge. There is a modern kitchen/diner with double doors that lead out onto a well-presented garden with patio area and bench seating. The kitchen includes all white goods, washer/dryer, and microwave.

The first floor comprises of bathroom and 2 well-proportioned furnished bedrooms, boasting cathedral and river views.

Perfect for working professionals looking for a quiet hideaway.

Floorplan coming soon

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.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

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.

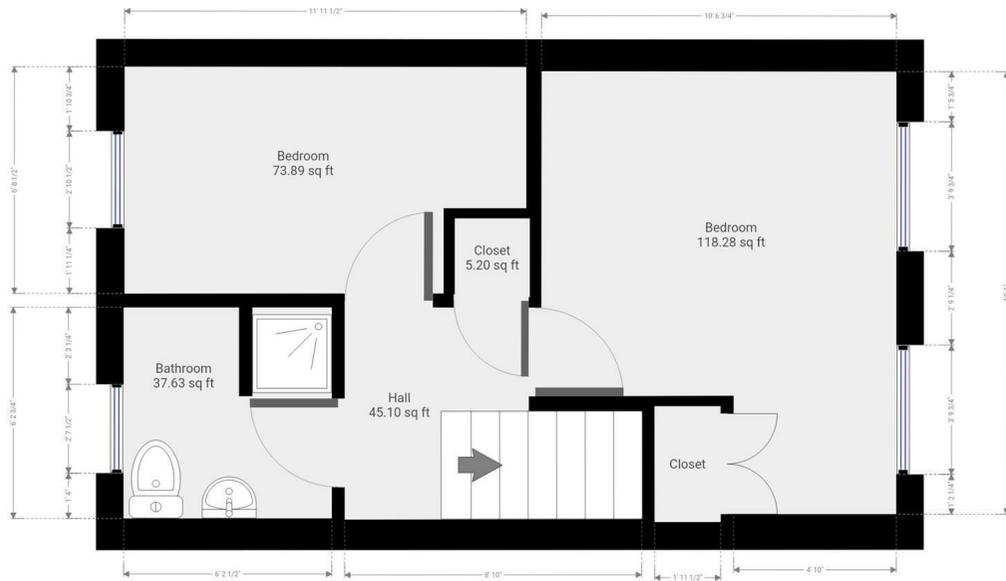
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Terms and conditions apply. Contact the office for more information.





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