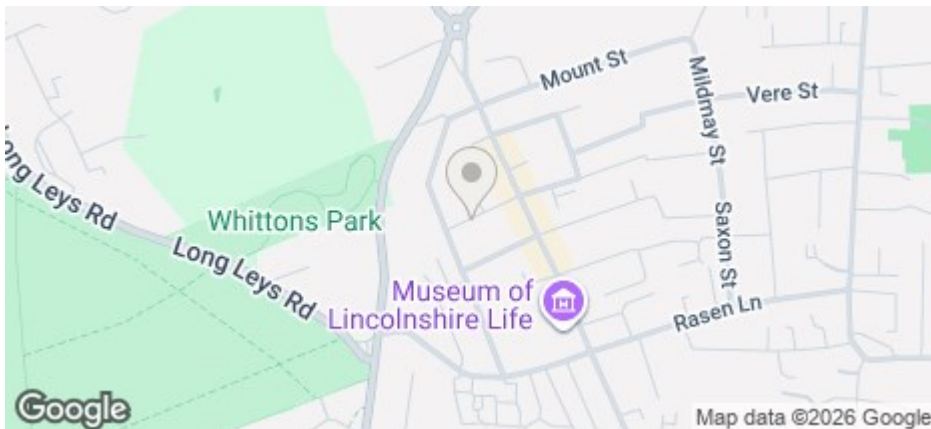




17 Waldeck Street, Lincoln, Lincs, LN1 3JB

£875 Per Month

COUNCIL TAX BAND: A



- Two large bedrooms
- Spacious lounge, dining room and kitchen
- Family bathroom with shower over bath
- Great transport links
- Permit parking available
- Great location close to the popular Uphill area of Lincoln
- Short walk to the city centre
- Close to West common and Back Woods greenspaces
- Council Tax Band A
- Available now

Rights & restrictions

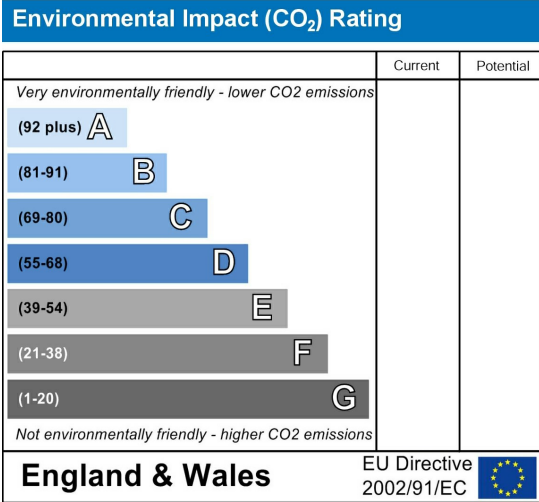
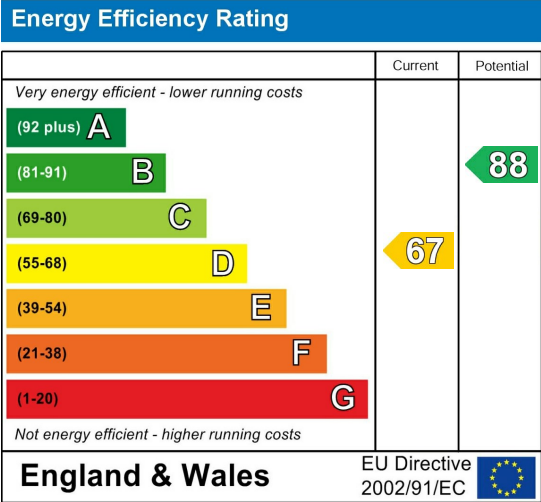
TOGETHER ALSO with a right for the Purchasers and their successors in title the owners and occupiers for the time being of the property hereby conveyed (a) to pass and re-pass at all times and for all purposes over and along the Western moiety of the said passage and the pathway dividing the garden of the property hereby conveyed and the garden of the said adjoining property Number 19 Waldeck Street aforesaid (b) a right for part of the first floor belonging to the property hereby conveyed to extend over part of the western moiety of the said passage as hitherto and with a right of support therefor by part of the wall forming the Eastern boundary of Number 19 Waldeck Street aforesaid and (c) so as to subsist hereafter as legal easements all rights of drainage and all such other rights privileges and quasi easements (if any) as are now or have heretofore been used and enjoyed by and between the property hereby conveyed and the said adjoining property Number 19 Waldeck Street aforesaid EXCEPT AND RESERVING unto the Vendors and their successors in title the owners or occupiers for the time being of Number 19 Waldeck Street aforesaid (a) a right to pass and re-pass at all

times and for all purposes over and along the eastern moiety of the said passage included in the property hereby conveyed and the path dividing the garden of Number 19 Waldeck Street aforesaid from the garden of the property hereby conveyed (b) a right for part of the first floor belonging to Number 19 Waldeck Street aforesaid to extend over part of the said Eastern moiety of the said passage as hitherto and with a right of support therefor by part of the wall forming the Western boundary of the property conveyed and (c) so as to subsist hereafter as legal easements all rights of drainage and all such other rights privileges and quasi easements (if any) as are now or have heretofor been used and enjoyed by and between the said adjoining property Number 19 Waldeck Street aforesaid and the property hereby conveyed

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>



This unfurnished three bedroom property is in a great location, within walking distance of Lincoln Bishop University and the historic old town. The property has two large bedrooms, a spacious lounge and separate dining room with ground floor kitchen and bathroom.

White goods in the kitchen are supplied.

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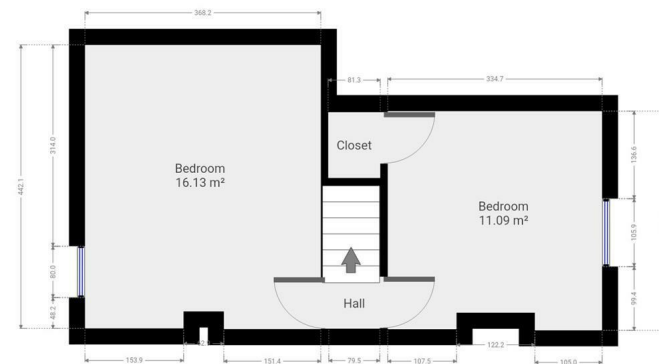
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Terms and conditions apply. Contact the office for more information.





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