



## 9 Foster Street

Lincoln, LN5 7QE

**£950 pcm**

AVAILABLE NOW - Viewing is required to appreciate the size of this four bedroomed home located to the South of the Cathedral City of Lincoln. The property has been redecorated throughout and also benefits from new flooring. The Internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Shower Room, four Bedrooms and Family Bathroom.



### LOCATION

The property is situated within an established residential area to the South of the Cathedral City of Lincoln. The property provides easy access to Lincoln City Centre and a full range of local amenities.

### ACCOMMODATION

The property has been renovated prior to marketing, including full redecoration and new flooring. The property boasts well presented and spacious living accommodation briefly comprising of Entrance Hall, bay fronted Lounge, bay fronted Dining Room, Kitchen, Utility Room and Shower Room. Stairs and landing lead to four Bedrooms and Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is highly recommended.

### OUTSIDE

On street parking is available within the local area. There is an enclosed yard to the rear of the property.

### RENT & DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095 (equal to 5 weeks' rent).

Holding Deposit £215

### VIEWING

By prior appointment through Mundys.

### CHARGES TO TENANTS

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

### TENANCY LENGTH

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

- Easy Access to Lincoln City Centre
- Four Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Shower Room & Family Bathroom
- On Street Parking
- Gas Central heating
- Available Now
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - E

