



3 Lisburn Close

Lincoln, LN5 8TB

£695 pcm

Ready for immediate occupation! This is a two Bedroom home in a popular residential area to the South of Lincoln. Newly painted and re-carpeted, the property has accommodation to briefly comprise of Entrance Hall, Kitchen, Lounge, Two Bedrooms and Bathroom with bath and shower over. The property also benefits from good sized front and rear Gardens.



LOCATION

The property is situated within an established residential area off Brant Road, to the south of the cathedral City of Lincoln. The property benefits from easy access to a good range of local amenities. A full range of services and facilities are available within Lincoln City centre.

ACCOMMODATION

The property benefits from well presented internal accommodation briefly comprising of Entrance Hall, Fitted Kitchen and a Lounge leading to the rear Garden. Stairs and First Floor Landing leading to Bedroom 1 with built-in storage cupboard off, Bedroom 2 and Family Bathroom with bath and shower over. The property also benefits from gas central heating, double glazing, redecoration and new floor coverings. Viewing is highly recommended.

OUTSIDE

The property benefits from an enclosed rear Garden and a front Garden.

RENT AND DEPOSIT

The asking Rent for the property is £695 per calendar month and the Tenancy Deposit is £800 (equal to 5 weeks' rent).

ADDITIONAL FEES

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/additional-fees/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

VIEWINGS

By prior appointment through Mundys.

- Two Bedrooms
- Newly Painted & New Carpets
- Kitchen & Lounge
- Bathroom with Bath and Shower Overhead
- Enclosed Rear Garden
- On Street Parking
- South City Location
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D
- Sorry, No Pets



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.