



**33 Manby Street**  
Lincoln, LN5 8NW

**£600 pcm**

This is a Modern Two Bedroom property with off road parking located to the South of Lincoln with easy access to the City Centre. Internal accommodation briefly comprising; modern Kitchen with appliances, downstairs WC and Lounge with French doors to the Garden. To the first floor are two double Bedrooms and Bathroom with shower. Outside there is an enclosed rear Garden and store to the front.



### **ACCOMMODATION**

This is a Modern Two Bedroom property with off road parking located to the South of Lincoln with easy access to the City Centre. Internal accommodation briefly comprising; modern Kitchen with appliances, downstairs WC and Lounge with French doors to the Garden. To the first floor are two double Bedrooms and Bathroom with shower.

### **LOCATION**

The property is located off Newark Road and is within close proximity to the City Centre. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery.

### **OUTSIDE**

The property benefits an enclosed rear Garden and store to the front.

### **RENT AND DEPOSIT**

Rent £600.00 Per Calendar Month. Deposit £690.00

### **VIEWINGS**

By prior appointment through Mundys.

### **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/help/lettings-fees-information-for-tenants/>



- Modern Two Bedroom House
- Close to City Centre
- Off Street Parking
- Modern Interior
- Enclosed Rear Garden and Store
- Two Double Bedrooms
- EPC Energy Rating - C
- Council Tax Band - A
- 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.