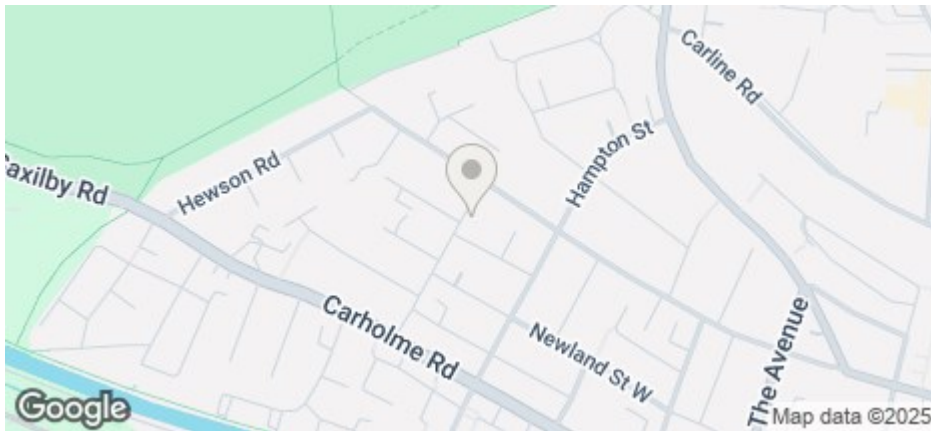




34 Moor Street, Lincoln, LN1 1PR

£165 Per Week

COUNCIL TAX BAND: A



- Two bedroom professional house
- Close to the City Centre restaurants, bars and shops
- Feature free-standing bath and separate shower
- Tumble dryer provided
- Council tax included
- Located in the popular West End of Lincoln
- Permit parking for up to 2 cars (fees apply)
- Rent is displayed per person based on 2 tenants sharing
- Dishwasher
- AVAILABLE NOW

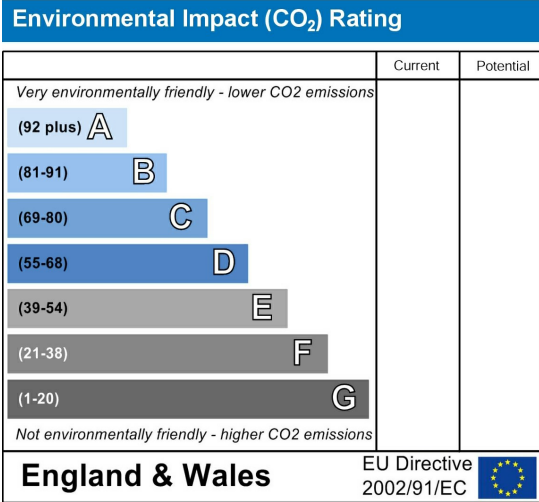
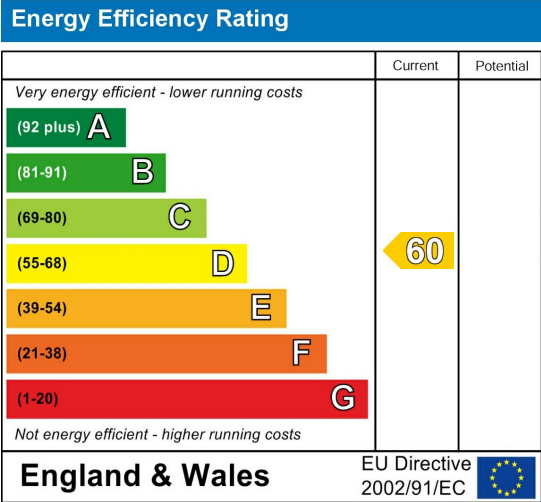
Rights & restrictions

"TOGETHER with a right of way for the Purchaser and the persons deriving title under him in common with all other persons entitled thereto over and along the passage leading from the rear of the property hereby conveyed to Moor Street aforesaid AND TOGETHER ALSO with a right for the Purchaser and the persons deriving title under him in common with all other persons entitled thereto to use the drains and waterpipes running through the adjoining property on the north side of the property hereby conveyed into the main sewer and main waterpipe respectively in Moor Street aforesaid the said passage drains and waterpipes to be cleansed maintained and repaired at the joint and equal expense of the respective owners of the messuages entitled to use the same SUBJECT to the right for the owner or owners for the time being of the adjoining property on the south being Numbers 30 and 32 Moor Street aforesaid and all persons authorised by him or them to pass over and along so much of the passage at the rear as is included in this conveyance and to use the drains and waterpipes running through the property hereby conveyed and connecting the said adjoining property on the south with the main sewer and main waterpipe respectively in Moor Street aforesaid"

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>



Great 2 bedroom spacious house in the heart of the popular West End of Lincoln. The property features a private entrance, separate lounge and generously sized dining room, with additional understairs storage. The kitchen boasts a separate utility area. Upstairs you'll find 2 large bedrooms with storage and a bathroom with separate shower cubicle and beautiful freestanding bathtub. Outside is an enclosed private rear yard.

Permit parking available for up to 2 cars through City of Lincoln Council (fees apply). Gas central heating. Washing machine and tumble dryer included!

Price displayed is as per person per week

The deposit payable on the first day of your tenancy is just **£200.00** per person along with the first months' rent.

The property comes furnished and includes utilities and associated building running costs, including TV licence, Broadband and Council Tax. Utilities (gas, electric and water) are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

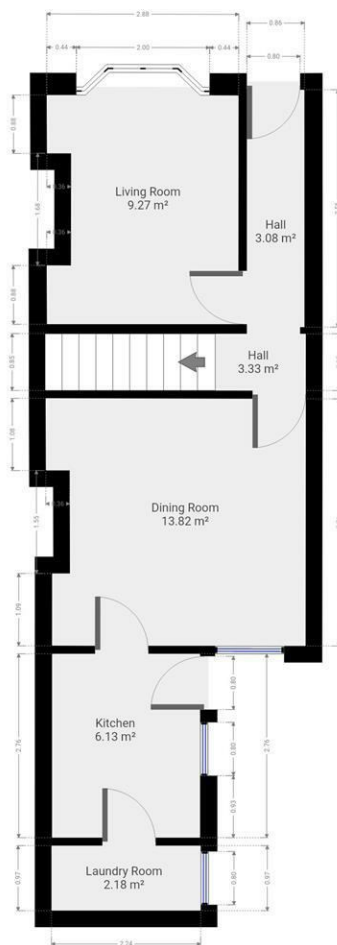
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

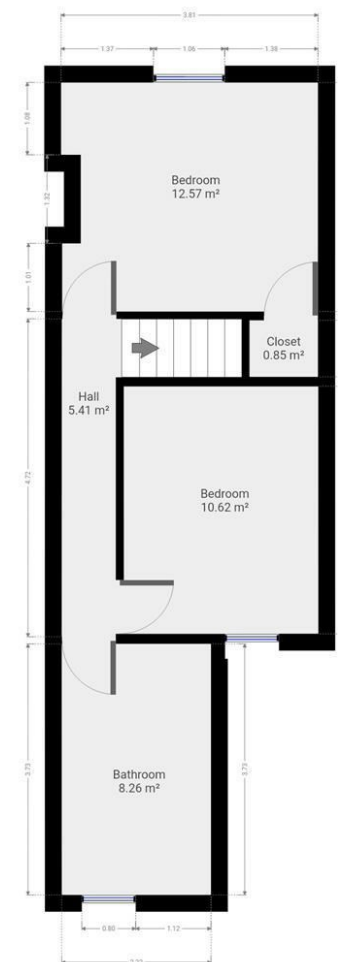
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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

The property is affected by known rights or restrictions; open the brochure for further details.



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