



**Robey Street**  
Lincoln, LN5 8AU

**Rental £725 Monthly**  
**2 Bedroom House**  
**Available 26 August 2024**

Base Lockwood, 453 High Street, Lincoln, , LN5 8JA  
Email: [info@baseletting.co.uk](mailto:info@baseletting.co.uk) | Tel: 01522 842550

Opening Times: Mon 09.00 - 17.00 | Tue 10.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

\* Unfurnished

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## Situation

We are pleased to off TO LET this TWO bedroom house situated on a private road, off Robey Street in Lincoln. The property briefly comprises of entrance hall with stairs to the larger than average first floor bedroom. To the ground floor the property benefits from spacious living room, kitchen with appliances, bathroom, and a larger than average ground floor bedroom. The property further benefits from private drive with parking, gas central heating and double glazed windows.

## Directions

## Further Information

The deposit required is £835

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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