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Newport

, Lincoln, LN1 3DN

Rental £95 Weekly

6 bedroom House available 02 August 2024

34 Carholme Road, Lincoln, , LN1 1ST  
hello@livewithus.co.uk

01522 405648

Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00  
Wed 08.30 - 17.00; Thurs 08.30 - 17.00  
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

\* Furnished

## Situation

AVAILABLE 24/25 Nestled in the heart of the picturesque uphill area of Lincoln, this six-bedroom student house offers a prime location with access to everything this historic city has to offer. The stunning location near the cathedral provides a beautiful backdrop to your academic pursuits and a short walk takes you to shops, bars and restaurants. The property is just a five-minute stroll away from the BG University campus, providing an enviable location that saves you time and money on commuting. The house itself features six spacious bedrooms that have been designed to cater to your every need, providing a relaxing space for both work and play. Additionally, the two well-appointed bathrooms ensure that there is never a queue when you need to freshen up. The spacious garden is the perfect spot to unwind and relax after a long day of lectures, or to have a barbeque with your friends on sunny days. All bills are included in the rent, so there is no need to worry about any unexpected expenses. The property also offers high-speed fibre optic broadband, ensuring that you are always connected to the digital world and can stay on top of your academic work. In summary, this six-bedroom student house is perfectly located near the cathedral, shops, bars and restaurants, making it the ideal spot for students who want to be at the heart of everything. With its spacious garden, comfortable bedrooms, and all bills included, it offers a fantastic living space for students who want to live comfortably while pursuing their academic ambitions. Property Reference - 5321 EPC - D

## Accommodation

Property Ref: inst-18400

All measurements are approximate.

## Further Information

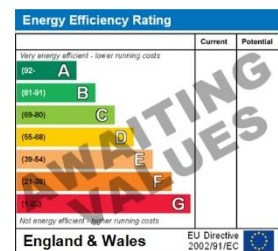
The deposit required is £900

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

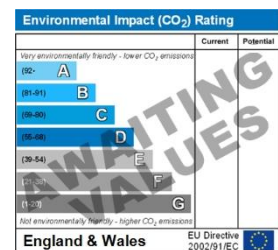
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 22/07/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787