

# BELL



46, MILL ROAD  
Lincoln

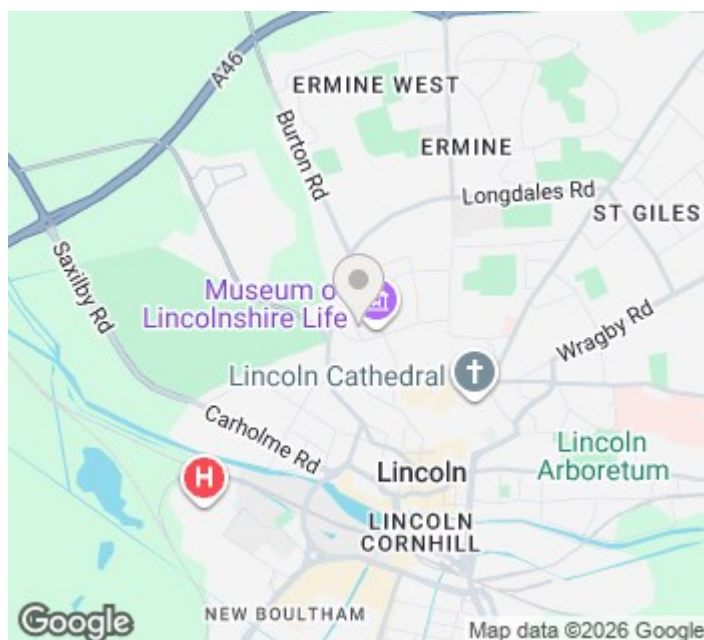
3 2 1 C  
£1,250 PCM

- RENT: £1250.00 / DEPOSIT: £1442.30
- UPHILL LOCATION
- PRIVATE PARKING

- EPC: C / COUNCIL TAX BAND: C
- SEMI DETACHED
- THREE DOUBLE BEDROOMS



Situated in a highly convenient and desirable position close to Lincoln's historic Cathedral Quarter, 46 Mill Road offers an excellent opportunity to live within easy reach of the city's extensive range of amenities, and transport links. The property is ideally placed for access to Lincoln Cathedral, Lincoln Castle and the popular Bailgate area, with its independent shops, cafes, restaurants, and bars, while the city centre is also readily accessible. Lincoln's historic uphill area is particularly popular for its character, heritage, and vibrant atmosphere, whilst Mill Road itself provides a quieter residential setting away from the main commercial areas.



### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>85</b> |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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