

26 Victoria Street

Lincoln, LN1 1HY

£900 pcm

PROPERTY AVAILABLE NOW

This Traditional Two Bedroom Terraced House briefly comprises a Lounge, Kitchen, Rear Lobby, Family Bathroom and First Floor Landing providing access to Bedroom One and Bedroom Two. The property also benefits from an Enclosed Rear Garden and On-Street Parking via the Residents' Permit Scheme.





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LOCATION
Victoria Street is situated within Lincoln's popular West End, close to the City Centre and a range of local amenities. The area offers convenient access to independent shops, convenience stores, cafés and public houses, while the wider City Centre provides further shopping and leisure facilities. The University of Lincoln and Brayford Waterfront are also within easy reach, with Lincoln Cathedral Quarter and the historic Bailgate area accessible further uphill. The property is well placed for access to the A57 and wider road network.



ACCOMMODATION
This Traditional Two Bedroom Terraced House offers well presented accommodation arranged over two floors. The Lounge features an Electric Fire set within a Decorative Fireplace, with the separate Kitchen fitted with a range of Wall and Base Units, work surfaces, stainless steel sink and space for a cooker. There is also useful Under Stairs Storage and a Rear Lobby providing access to the Bathroom, which is fitted with a three piece suite comprising a Panelled Bath with Shower Over, Pedestal Wash Hand Basin and Close Coupled WC. The Bathroom also provides space for a Washing Machine. Stairs rise from the Kitchen to the First Floor Landing, providing access to Bedroom One and Bedroom Two.



OUTSIDE
To the rear of the property there is an Enclosed Garden, laid mainly to lawn with Mature Shrubs. On-Street Parking is available to the front of the property and surrounding streets via the Residents' Permit Scheme.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/additional-fees/

VIEWINGS
By prior appointment through Mundys.



THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act

- Two Double Bedrooms
- Downstairs Bathroom
- New Carpet to the Lounge
- Kitchen Dining Room
- Property Available Now
- Garden - Maintenance to be Carried Out
- Residents Permit Parking
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

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

The Property Ombudsman