



28 Mildmay Street
Lincoln

BROWN & CO JH Walter



28 Mildmay Street, Lincoln, LN1 3HR

An immaculately presented bay fronted terrace house situated in a Prime area of Uphill Lincoln and within easy reach of the Bailgate & Cathedral area.

The property comprises of a private passageway, entrance hall, living room, dining room and kitchen to the ground floor along with three bedrooms and a bathroom to the first floor.

To the rear is an enclosed lawned garden and shed.



ACCOMMODATION

Ground Floor

The property has its own private passageway which leads to the front entrance door and also has access to the rear garden.

Entrance Hall

Side entrance door, stairs rising to first floor.

Living Room

Double glazed bay window to front, radiator.

Dining Room

Double glazed window to rear, under stairs storage area, radiator.

Kitchen

Two double glazed windows to side and side entrance door, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, integrated fridge freezer and dishwasher, tiled splash backs, radiator.

First Floor

Landing
Radiator.

Bedroom One

Two double glazed windows to rear, loft access, radiator.

Bedroom Two

Double glazed window to front, storage cupboard, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, airing cupboard housing boiler, radiator.

Outside

To the rear is an enclosed lawned garden with a shed and outside tap.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com





Energy performance certificate (EPC)

28, Mildmay Street LINCOLN LN1 3HR	Energy rating E	Valid until: 5 February 2030 Certificate number: 8107-6645-0822-7407-4203
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Property type	Mid-terrace house
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

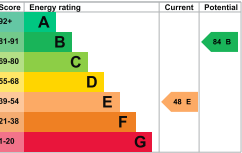
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

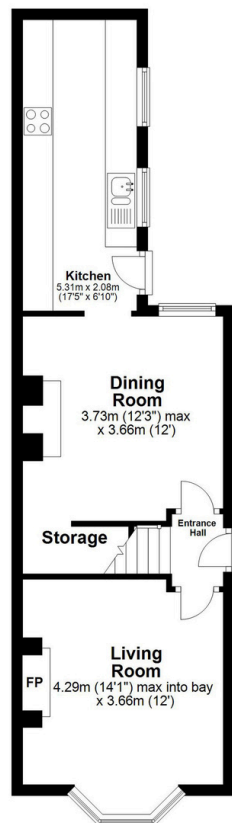
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



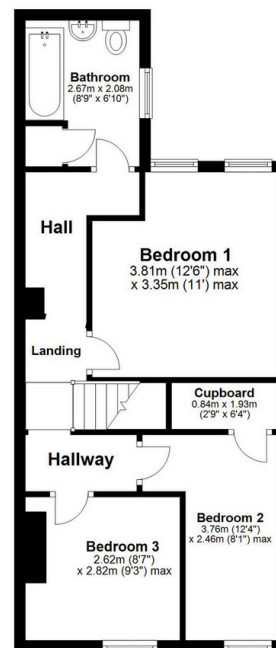
Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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28 Mildmay Street, Lincoln

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