



91 Foster Street  
Lincoln

**BROWN & CO** JH Walter







## 91 Foster Street, Lincoln

A substantial Victorian bay fronted end terrace property that is divided into two spacious two bedroom flats. The property has been extensively refurbished throughout and now offers two modern well appointed flats with separate access, outdoor areas and off street parking.

Flat 1 - Situated on the ground floor offers an open plan kitchen/diner, pantry/store room, shower room and two generous double bedrooms.

Flat 2 - Situated on the first floor offers an open plan kitchen/diner, store cupboard, shower room, study/potential third bedroom, two generous double bedrooms.

The property is situated within walking distance of the University and city centre so will make an ideal buy to let investment.



### ACCOMMODATION

#### Flat One - Ground Floor

##### Kitchen/Dining Room

Double glazed casement window to front elevation, fitted wall and base units with stainless steel one and half bowl sink with filter tap, built in dishwasher, built in oven, four ring gas hob with extractor over, space and plumbing for washing machine, Ideal Boiler, large vertical radiator.

##### Store Room/Pantry

Double glazed window to front and side elevation.

##### Shower Room

Three piece suite comprising shower cubicle with mains shower, pedestal wash basin, low flush W.C., heated towel rail and extractor.

##### Bedroom One

Double glazed bay window to front elevation and double glazed casement window to side elevation, double radiator.

##### Bedroom Two

Double glazed bay window to side elevation and double glazed casement window to front elevation, double radiator.

#### Flat Two - First Floor

##### Entrance Hall

Stairs to first floor.

##### Kitchen/Diner

Double glazed casement to front elevation, fitted wall and base units with stainless steel one and half bowl sink with filter tap, built in dishwasher, oven, four ring gas hob with extractor over, built in fridge/freezer, Ideal boiler, space and plumbing for washing machine.

##### Store Cupboard

Housing electric and fuse box.

##### Study/Possible Bedroom Three

Double glazed casement window to front elevation, double radiator.

##### Bedroom One

Double glazed casement windows to front and side elevation, double radiator.

##### Bedroom Two

Double glazed casement windows to front and side elevation, double radiator.

##### Shower Room

Double glazed casement window to front elevation, three piece suite comprising shower cubicle with mains shower, low flush W.C., pedestal wash basin, heated towel rail and extractor.

##### Outside

The front elevation offers off street parking for two vehicles via a gravel driveway with hedged boundaries. The rear elevation offers a gravelled garden area for Flat 1 which has fenced and hedged boundaries.

##### Services

We understand the property offers mains water, gas, electric and main sewer connections.





#### Mobile

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone.

#### Broadband

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council Tax

Both flats are 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.

#### Agent

James Mulhall

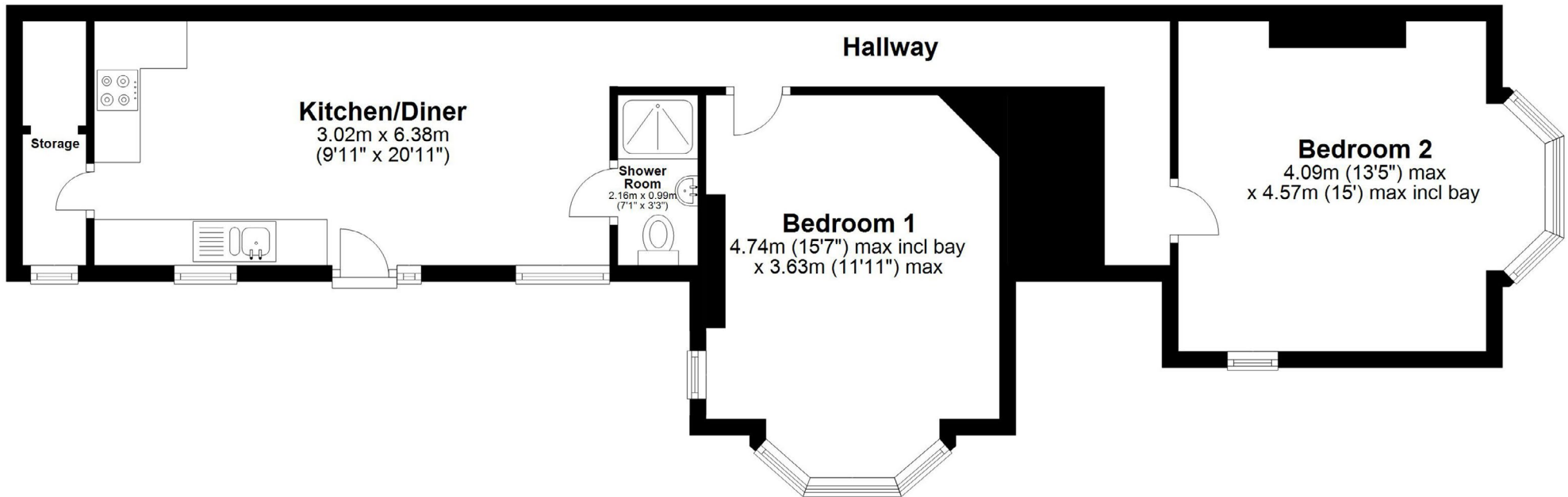
01522 504318

lincolncitycentre@brown-co.com



## Ground Floor

Approx. 65.6 sq. metres (706.2 sq. feet)



Total area: approx. 65.6 sq. metres (706.2 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.

Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.

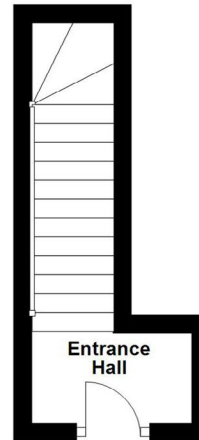
Plan produced using PlanUp.

**Flat 1, 91 Foster Street, Lincoln**



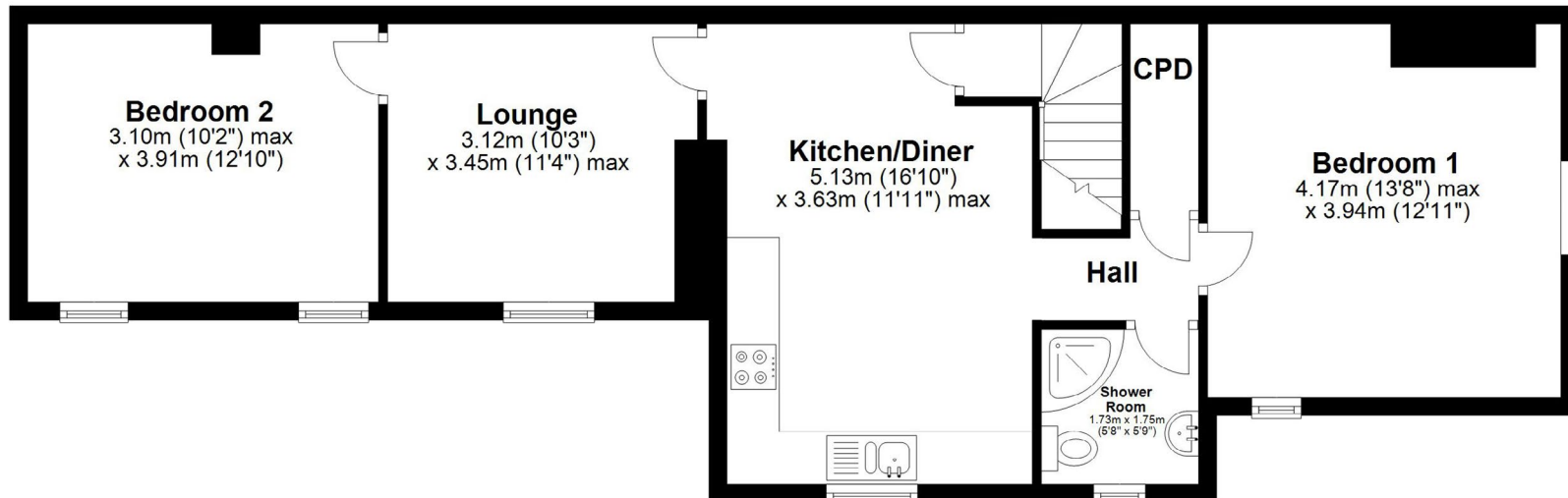
## Ground Floor

Approx. 4.7 sq. metres (51.1 sq. feet)



## First Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 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.

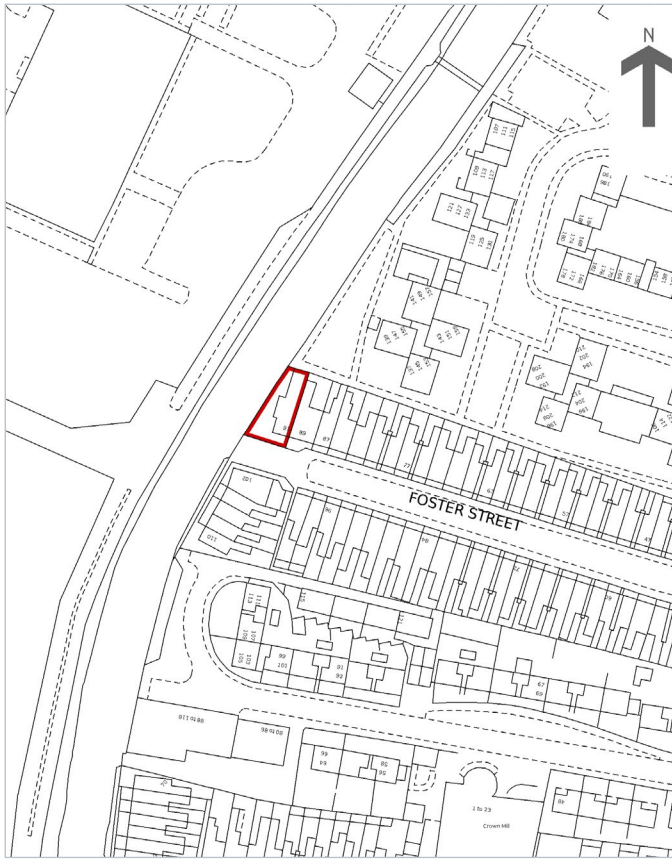
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

**Flat 2, 91 Foster Street, Lincoln**









### Energy performance certificate (EPC)

FLAT 1 91 FOSTER STREET LINCOLN LN5 7QE	Energy rating <b>D</b>	Valid until: 18 May 2031 Certificate number: 8039-3325-0000-0843-6292
--	---------------------------	--

Property type	Ground-floor flat
Total floor area	50 square metres

#### Rules on letting this property

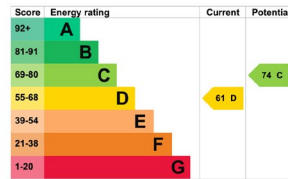
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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

### Energy performance certificate (EPC)

Flat 2 91 Foster Street LINCOLN LN5 7QE	Energy rating <b>C</b>	Valid until: 5 March 2034 Certificate number: 9134-2627-9300-0556-5206
--	---------------------------	---

Property type	Top-floor flat
Total floor area	70 square metres

#### Rules on letting this property

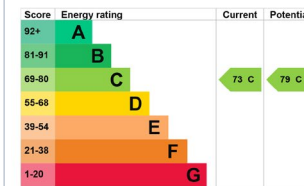
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

[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

#### Directions - LN5 7QE

From South Park roundabout proceed towards the city centre on the High Street until you reach a left hand turn onto 91 Foster Street. The property can be found at the very end on the right hand side.

<https://what3words.com/emerge.slams.skill>

#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



Property and Business Consultants  
brown-co.com