



413 Newark Road,
Lincoln

BROWN & CO JHWalter



413 Newark Road, Lincoln

A modern three storey, three bedroom town house located to the South of Lincoln with easy access to the City Centre and A46 bypass with excellent local amenities. The property is current let on an assured shorthold tenancy at £850pcm so can be sold with tenants in situ or vacant possession on completion.

The property briefly comprises an entrance hall, open plan lounge/kitchen/diner and wc to the ground floor with two double bedrooms and a shower room to the first floor. The second floor has a master bedroom with en suite bathroom within the room. Outside offers a communal garden with a private decked area and an allocated parking space.



ACCOMMODATION

Entrance Hall

With stairs to first floor, single radiator and door to;

Open Plan Kitchen/diner/living room

Double glazed casement window to front and rear elevation with double glazed French doors to rear elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, built-in double oven, four ring electric hob with extractor over, Logic plus boiler, two radiators, door to;

WC

Two piece suite comprising low flush WC, pedestal wash basin, single radiator, extractor.

First Floor

Bedroom One

Double glazed casement windows to rear elevation, single radiator.

Landing

With single radiator.

Shower Room

Three piece suite comprising shower cubicle, pedestal wash basin, low flush WC, cupboard with space and plumbing for washing machine and tumble dryer, extractor, part tiled walls.

Bedroom Two

Double glazed casement windows to front elevation, single radiator, built-in wardrobe, airing cupboard housing hot water tank.

Second Floor

Bedroom Three

Double glazed Velux windows to front elevation, double glazed casement window to rear elevation, three piece suite comprising panelled bath with shower mixer tap, pedestal wash basin, low flush WC, two single radiators, eves storage cupboards.

Outside

The front elevation offers a small walled area with pedestrian gate. The side elevation offers a designated parking space as well as further visitor parking. The rear elevation offers a decked area leading to a shared communal garden area and bin store area.

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 1000 Mbps.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band B

Service Charge

Please note the communal areas are managed by a management company called HLM and there is a service charge of £43.73 per month

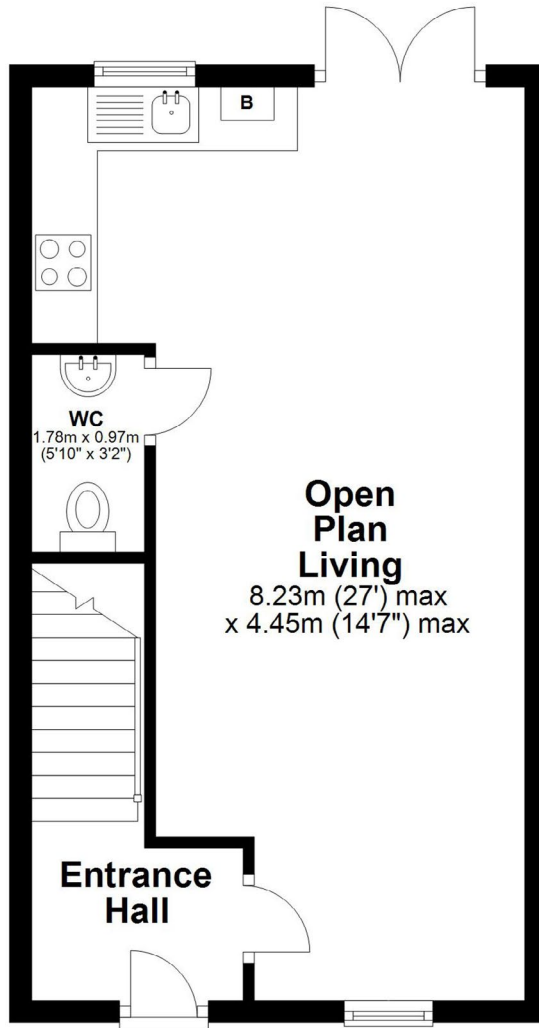
Tenure & Possession

Freehold subject to the existing assured shorthold tenancy at £850 pcm.



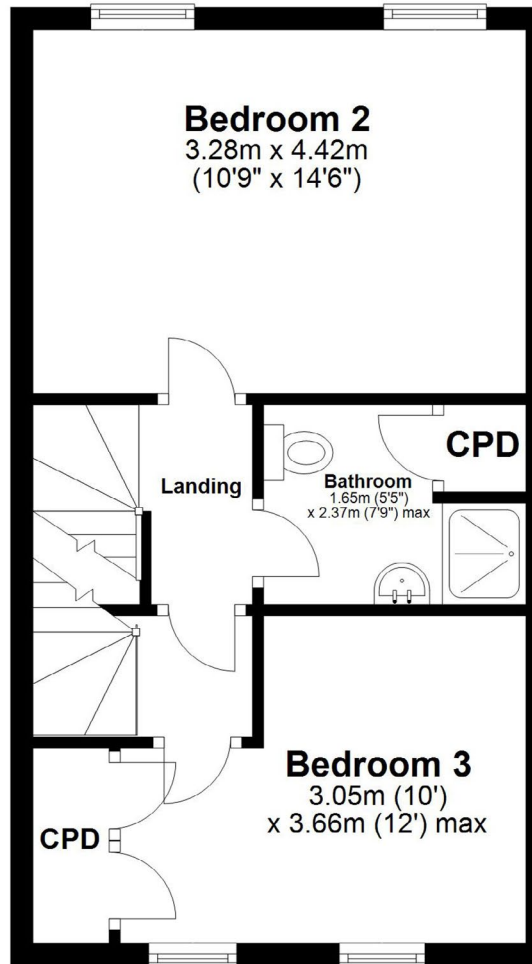
Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



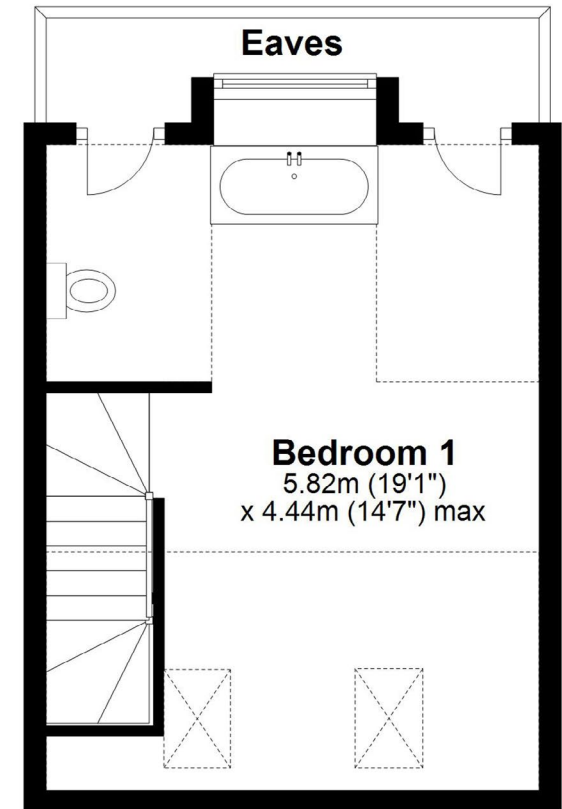
First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Second Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 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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Plan produced using PlanUp.

413 Newark Road, Lincoln





Energy performance certificate (EPC)

413 Newark Road LINCOLN LN6 8RJ	Energy rating B	Valid until: 24 October 2033 Certificate number: 9337-3520-2309-0605-1226
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Property type: Mid-terrace house
 Total floor area: 99 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 B. It has the potential to be A.

[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 - LN6 8RJ
 Entering Lincoln on the A607 and turn left onto the A1434
 Newark Road. Proceed on this road and the property can be
 found on the right just before the turning from Rookery Lane.

<https://what3words.com/carriage.camera.outlooks>

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

IMPORTANT NOTICES

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