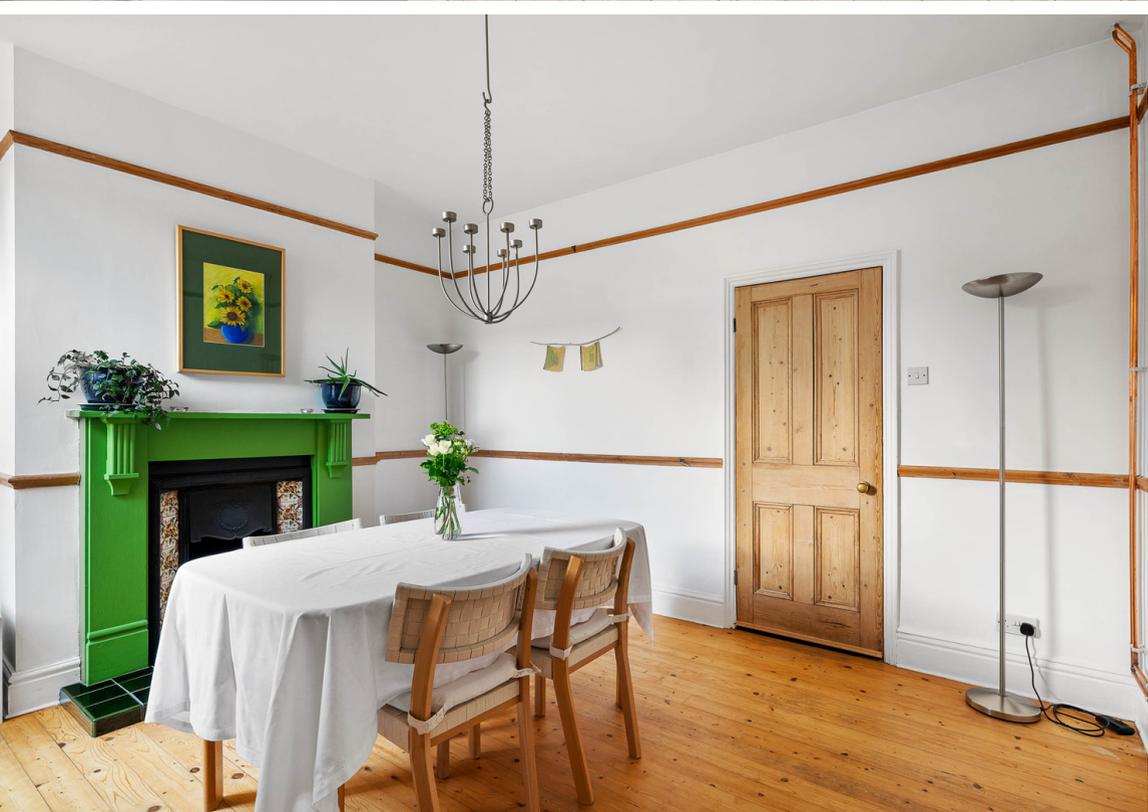
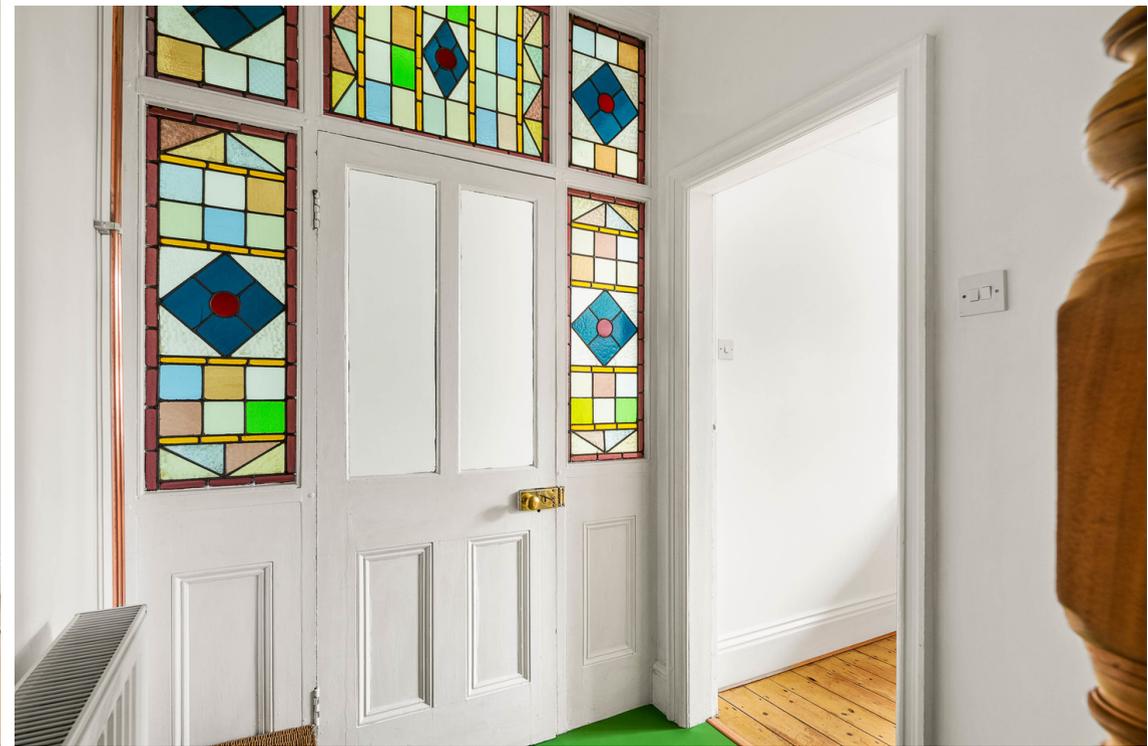




206 West Parade
Lincoln

BROWN & CO JH Walter



206 West Parade, Lincoln LN1 1LY

A beautiful example of an early Edwardian terrace situated in the highly sought after West End of Lincoln, close to both Lincoln's historic City centre and the University.

The property is full of character and original features and is a sunny south facing house offering spacious accommodation comprising of an entrance hall, two reception rooms, bespoke kitchen with pantry, guest bedroom / study with WC to the ground floor, along with three double bedrooms to the first floor, as well as a large useful loft room to the second floor.

Outside the property is set back from the road with gated access leading to a front garden with hibiscus hedges providing privacy. A private passageway provides access to a pleasant enclosed rear garden with lawn, patio, vegetable plot and sheds providing useful storage.

The property benefits from a newly installed central heating system complete with new Worcester Boiler giving an A rating for both heating and hot water.



ACCOMMODATION

Ground Floor

Entrance via a passageway which has doors leading to the entrance hall and the rear garden.

Entrance Hall

Front entrance door surrounded by stained glass windows, stairs rising to the first floor, under stairs storage, coving to ceiling, radiator.

Reception One

Bay sash window to front elevation, fireplace with tiled hearth, decorative surround and mantle over, wood flooring, radiator.

Reception Two

Sash window to rear elevation, open fireplace with tiled hearth, surround and mantle over, wood flooring, radiator.

Kitchen

Sash window to side elevation, door accessing rear garden, bespoke Beech kitchen with sink inset to wooden worktop, base level storage units housing a washing machine and dishwasher,

space for a cooker, radiator, walk-in pantry with shelving and space for both a fridge and freezer.

Bedroom Four / Study

Dual aspect windows to side and rear elevations.

WC

Window to side elevation, WC, wash basin.

First Floor

Landing

Airing cupboard housing hot water cylinder and shelving, staircase with Velux window rising to second floor.

Bedroom One

Sash window to front elevation, two built in wardrobes, fireplace, wood flooring, radiator.

Bedroom Two

Sash window to rear elevation, radiator.

Bedroom Three

Sash window to rear elevation, wood flooring, radiator.

Bathroom

Sash window to front elevation, WC pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain., radiator

Second Floor

Loft Room

Two Velux windows, large storage cupboard, potential storage to eaves.

Outside

To the front gated access leads to a front garden with hibiscus hedges providing privacy. A private passageway provides access to a pleasant rear garden which comprises of a lawn, patio, vegetable plot and two sheds providing useful storage.

Special Note

The property benefits from a newly installed central heating system complete with new Worcester Boiler giving an A rating for both heating and hot water.



Situation

The property is ideally located within walking distance of the City Centre and University as well as Lincoln Castle & Cathedral. St Faith's infant and junior schools are nearby as is Lincoln Minster school,. The West Common and Fossdike canal are both within easy reach and ideal for dog walks or cycling.

Tenure

Freehold

Council Tax Band

Band B

Buyer Identity Check

Please note that prior to acceptance of any offer Brown&Co JHWalter 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 of the Payer) Regulation 2017. Further, when a property is for sale by tender an I. D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Drabble

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Energy performance certificate (EPC)

206 West Parade LINCOLN LN1 1LY	Energy rating E	Valid until: 7 May 2034
		Certificate number: 0340-2362-4250-2004-1635

Property type	Mid-terrace house
Total floor area	145 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 C.

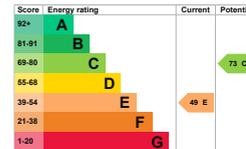
See [how to improve this property's energy efficiency](#).

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

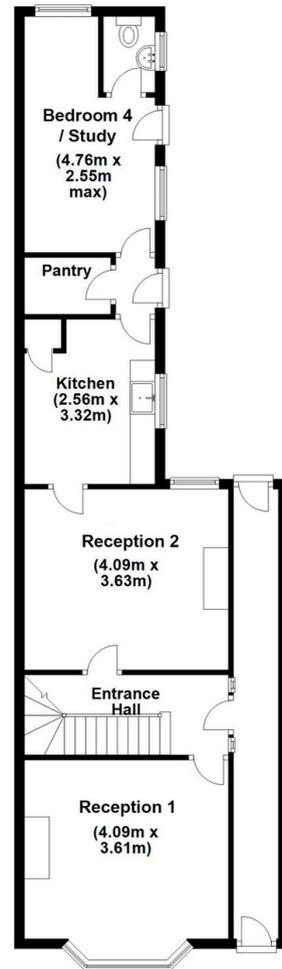
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

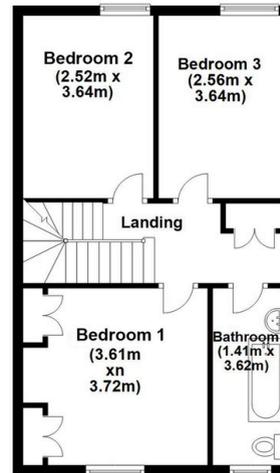
the average energy rating is D
the average energy score is 60



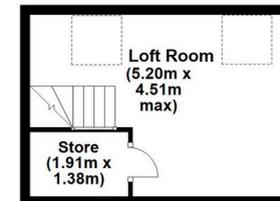
Approx. 71.9 sq. metres (774.1 sq. feet)



First Floor
Approx. 47.7 sq. metres (512.9 sq. feet)



Second Floor
Approx. 19.2 sq. metres (206.8 sq. feet)



Total area: approx. 138.8 sq. metres (1493.8 sq. feet)

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. Particulars Dated

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