



1-2 Belle Vue Terrace
Lincoln

BROWN & CO JH Walter



1-2 Belle Vue Terrace, Lincoln, Lincolnshire. LN1 1HQ

A rare opportunity to acquire an excellently presented, period end of terrace located in a Prime area of Uphill Lincoln.

Formerly two properties which has been tastefully converted by the current sellers and is full of charm & character. It offers spacious and flexible accommodation comprising of an entrance hall, dining room, kitchen, utility and bedroom with en-suite to the ground floor, large lounge, study and bathroom to the first floor, and two bedrooms to the second floor.

There is also a cellar, garage and pleasant courtyard gardens.



ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door, door opening into:

Entrance Hall

Stairs rising to first floor, panelled walls, radiator.

Dining Room

Bay window with shutters to front, radiator.

Kitchen

Glazed window and door to utility, stainless steel drainer sink, worktops, base and eye level storage units, tiled splash backs, spaces for cooker and fridge freezer, integrated dishwasher, storage cupboard, panelled ceiling.

Utility

Door leading to rear garden, storage cupboards, spaces for washing machine and tumble dryer, boiler.

Bedroom Three

Bay window to front, stairs leading down to cellar,

En Suite

WC, wall hung wash basin, walk in shower, fully tiled walls and flooring.

First Floor

Landing

Window to rear, stairs rising to second floor,

Lounge

Two glazed sash windows with window shutters to front, panelled walls, two radiators.

Study

Bay window to front with doors opening to Juliet balcony, two windows to rear, stairs leading down to bedroom three, panelled walls and ceiling.

Bathroom

Window to rear, WC, bidet, pedestal wash basin, walk in shower, fully tiled walls, storage cupboards.

Second Floor

Landing

Bedroom One

Two windows to front, side entrance door, built in wardrobes, radiator.

Bedroom Two

Window to rear with shutters, built in storage, radiator.

Outside

To the front there is a garage with paved garden above and steps leading to the front door. To the rear is a pleasant enclosed courtyard garden with walled and fenced perimeter.



COUNCIL TAX BAND
Band D

MOBILE

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

BROADBAND

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

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
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lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

1-2 Belle Vue Terrace LINCOLN LN1 1HQ	Energy rating E	Valid until: 30 June 2034
		Certificate number: 6434-9326-3300-0715-9226

Property type: End-terrace house
Total floor area: 179 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.

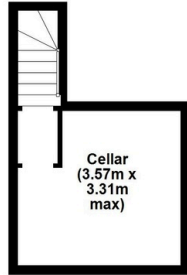
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

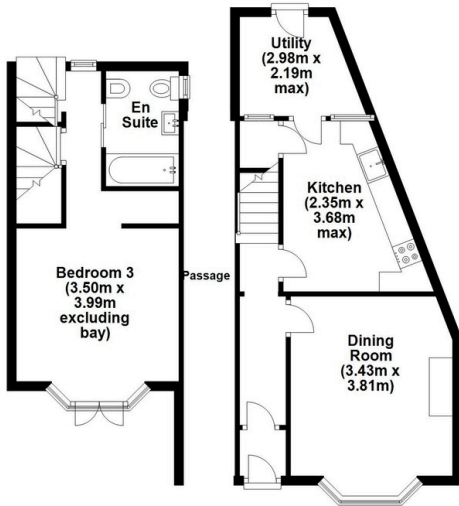
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



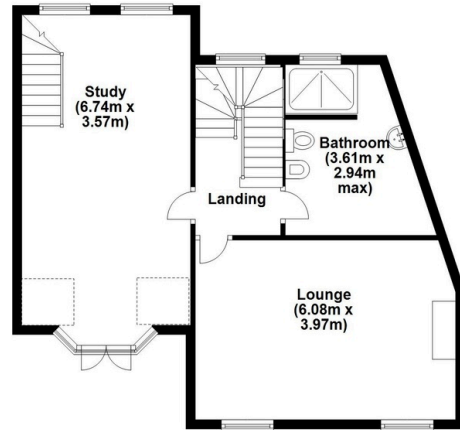
Basement
Approx. 13.5 sq. metres (144.8 sq. feet)



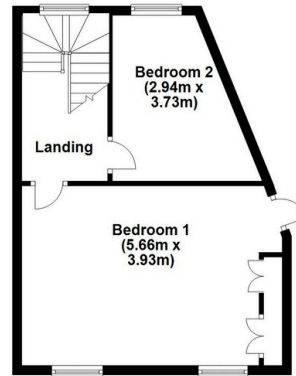
Ground Floor
Approx. 69.6 sq. metres (749.3 sq. feet)



First Floor
Approx. 63.9 sq. metres (687.5 sq. feet)



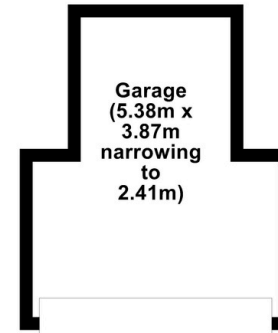
Second Floor
Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 184.8 sq. metres (1988.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Ground Floor
Approx. 14.9 sq. metres (160.1 sq. feet)



Total area: approx. 14.9 sq. metres (160.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.





IMPORTANT NOTICES

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