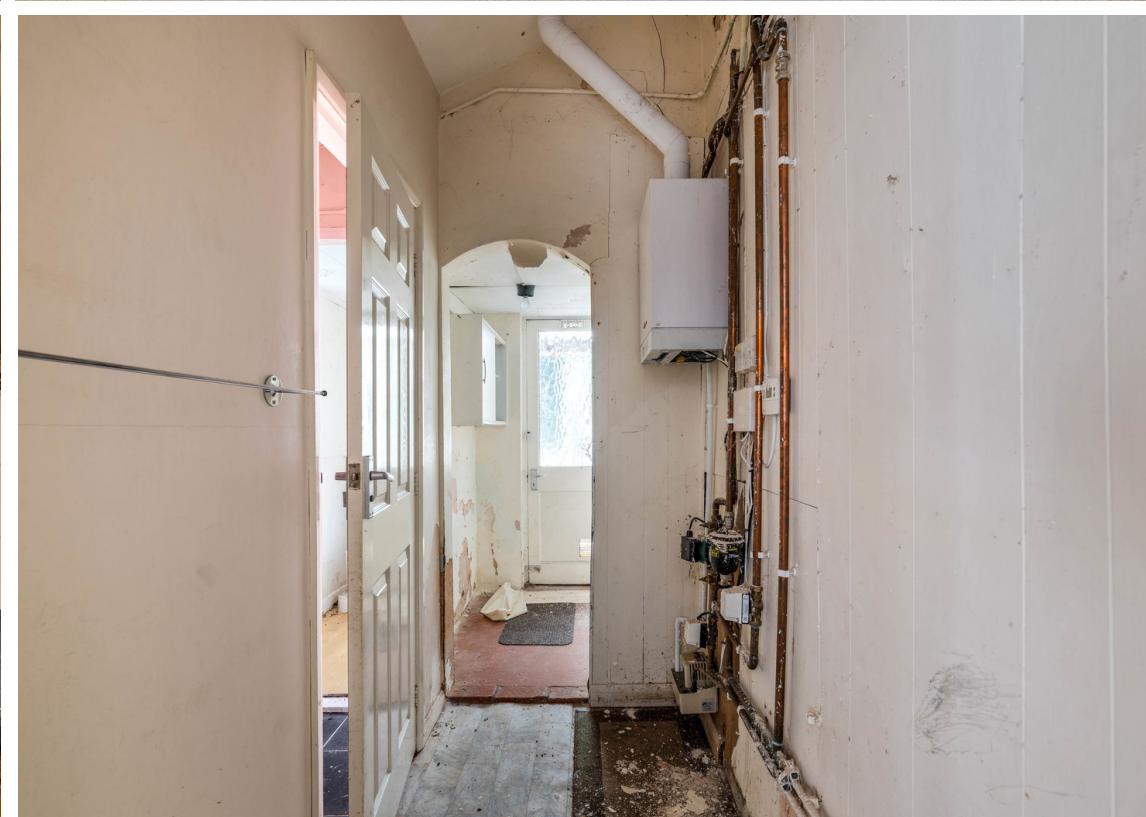




15 Cecil Street
Lincoln

BROWN & CO JH Walter



15 Cecil Street, Lincoln, LN1 3AT

A traditional mid terrace in need of full refurbishment and located in the highly sought after Uphill area of Lincoln close to the Castle & Cathedral.

The property comprises of an entrance hall, two reception rooms, kitchen and shower room to the ground floor, along with three bedrooms and an en-suite to the first floor.

There is a rear garden and the property is sold with no onward chain.



ACCOMMODATION

Ground Floor

Accessed via shared passageway

Entrance Hall

Entrance door to side, stairs rising to first floor.

Living Room

Bay window to front, gas fire, radiator.

Dining Room

Glazed window to rear, gas fire, under stairs cupboard.

Kitchen

Glazed window to side, stainless steel drainer sink, worktop, base and eye level storage units, spaces for cooker, fridge freezer and washing machine, radiator.

Rear Lobby

Wall mounted central heating boiler.

Shower Room

Two windows to side, shower, wash basin, WC.

First Floor

Landing

Radiator.

Bedroom One

Window to front, storage cupboard, radiator.

Bedroom Two

Window to rear.

Bedroom Three

Window to rear.

En Suite

Window to rear, WC, pedestal wash basin, bath with shower attachment, airing cupboard.

Outside

The property is accessed via a shared passageway and has a door leading to a rear garden which is paved and has a lawn.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, 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.



AGENTS NOTE

The property has a number of large historical cracks therefore any buyer will need to undertake a structural survey prior to obtaining a mortgage.

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)

15 Coel Street LINCOLN LN1 3AT	Energy rating E	Valid until: 21 July 2034
		Certificate number: 2326-3040-9203-5724-2200

Property type: Mid-terrace house
Total floor area: 85 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.

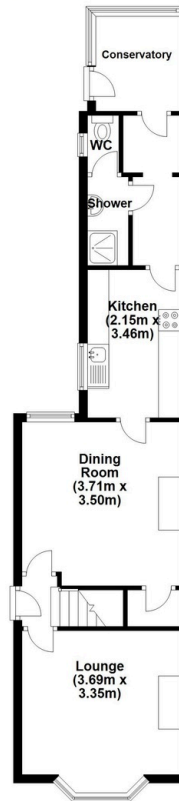
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

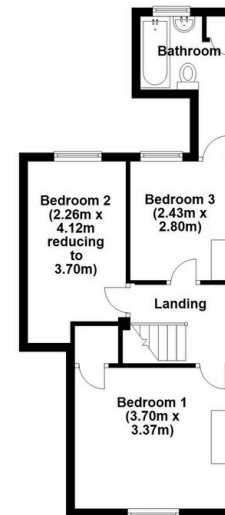
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		60 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor
Approx. 51.3 sq. metres (552.5 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 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

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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Property and Business Consultants