



150 Yarborough Road
Lincoln

BROWN & CO JH Walter



150 Yarborough Road, Lincoln, LN1 3NQ

A spacious semi-detached house occupying a generous plot and situated close to Lincoln's City centre whilst enjoying far reaching views. The property which is sold with no onward chain comprises of an entrance hall, living room, dining room, kitchen, utility and WC to the ground floor, along with three bedrooms and a shower room to the first floor.

Outside to the front is a lawn and to the rear is a large lawned garden with raised patio.

There is also a garage located in a nearby block.



ACCOMMODATION

Entrance Hall

Entrance door and window to front, stairs rising to first floor, under stairs storage cupboard.

WC

Window to front, WC, pedestal wash basin.

Kitchen

Window to front, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker, washing machine and dishwasher, electric radiator.

Utility

Entrance door and window to side, space for washing machine, storage cupboards, store room.

Dining Room

Window to rear, gas fire.

Lounge

Bay window to rear, electric fire and radiator.

First Floor

Landing

Window to front, loft access, electric radiator.

Bedroom One

Window to rear, built in storage cupboards.

Bedroom Two

Window to rear.

Bedroom Three

Window to side, built in storage cupboard.

Shower Room

Window to front, shower cubicle, vanity wash basin, WC.

Outside

To the front is a lawned garden with side access leading to a generous rear garden consisting of a patio area with steps down to further lawned gardens with decorative shrubs and borders.

The property also benefits from a garage which is located in a nearby block accessed from Long Leys Road.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

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.

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

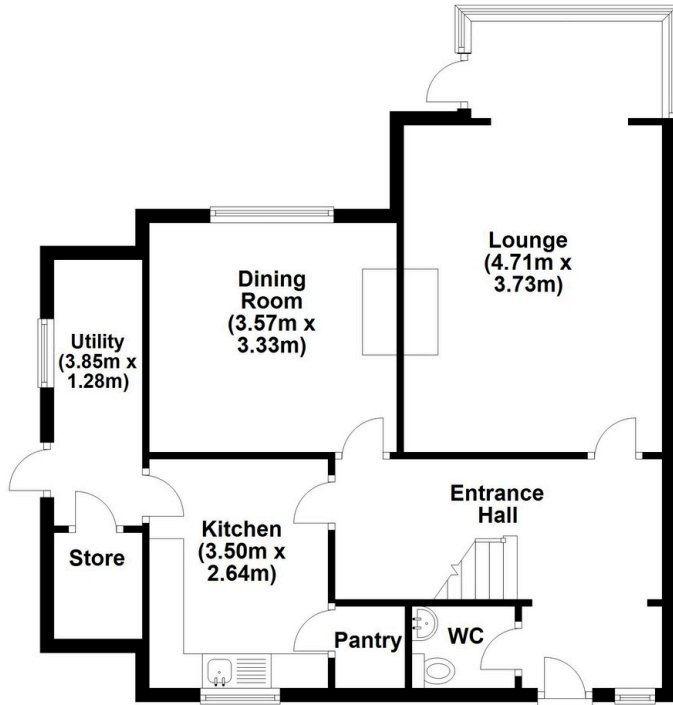
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lincolncitycentre@brown-co.com



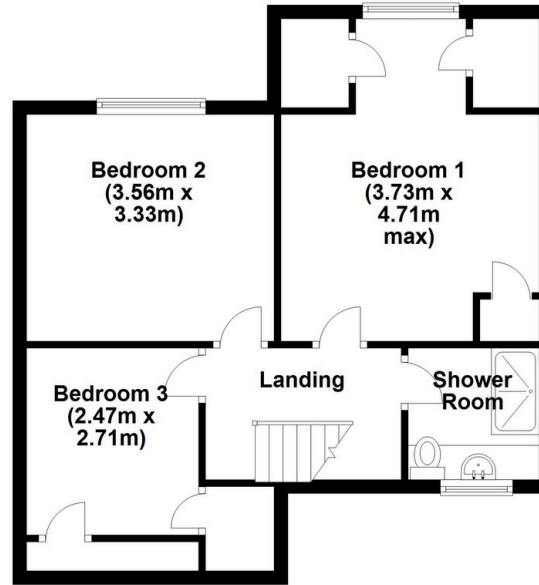
Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 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.

Energy performance certificate (EPC)

150 Yarborough Road LINCOLN LN1 3NQ	Energy rating F	Valid until: 13 March 2034
		Certificate number: 0330-2927-8370-2994-5545

Property type	Semi-detached house
Total floor area	118 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

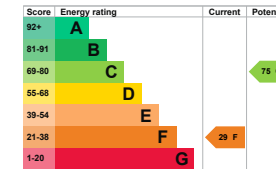
[See how to improve this property's energy efficiency.](#)

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**



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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