



8 Bramble Court  
Nettleham, Lincoln

**BROWN & CO** JHWalter



## 8 Bramble Court, Nettleham, Lincoln, LN2 2WG

A semi-detached house which would benefit from a scheme of refurbishment, situated in the highly sought after village of Nettleham which has excellent amenities.

The property is sold with no onward chain and comprises of an entrance hall, living room and kitchen diner to the ground floor, along with two bedrooms and bathroom to the first floor. Outside to the front is a driveway with car port, and to the rear an enclosed lawned garden.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, door opening into:

##### Living Room

Double glazed window to front, fire with surround, stairs rising to first floor, radiator.

##### Kitchen Diner

Entrance door and double glazed window to rear, drainer sink, worktop, base and eye level storage units, integrated oven and hob with extractor over, space and plumbing for washing machine, wall mounted boiler, radiator.

#### First Floor

##### Landing

Double glazed window to side, loft access, airing cupboard.

##### Bedroom One

Double glazed windows to front and side, built in wardrobe, radiator.

##### Bedroom Two

Double glazed window to rear, radiator.

##### Bathroom

Double glazed window to rear, bath, WC, pedestal wash basin, radiator.

##### Outside

To the front is a driveway providing parking with car port, whilst gated access leads to an enclosed lawned rear garden.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### MOBILE

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

### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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

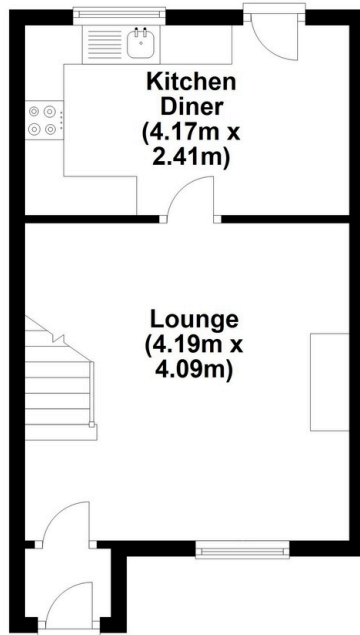
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### AGENT

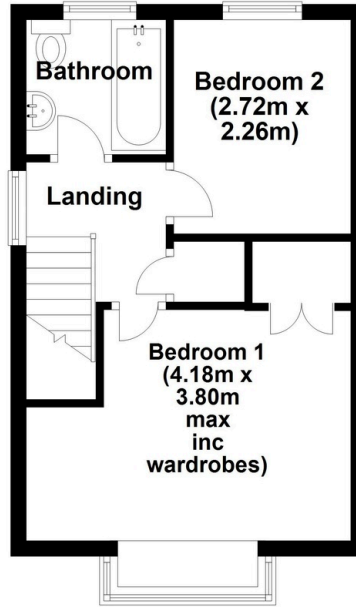
James Drabble

01522 504304 - lincolncitycentre@brown-co.com

**Ground Floor**  
Approx. 28.7 sq. metres (309.4 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 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.



8 Bramble Court Naittisham LINCOLN LN2 2WG	Energy rating <b>E</b>	Valid until: 12 August 2034
		Certificate number: 4734-4928-2400-01

Property type	Semi-detached house
Total floor area	56 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance>).

**Energy rating and score**

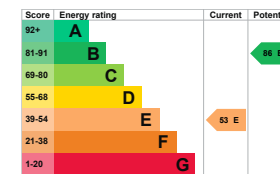
This property's energy rating is E. It has the potential to be B.

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

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

**Properties get a rating from A (best) and a score.** The better the rating and score, the lower your energy bill 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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