



33 High Street
Metheringham

BROWN & CO JH Walter



33 High Street, Metheringham, Lincoln, LN4 3DZ

A two bedroom end of terrace situated in the heart of the popular and well served village of Metheringham.

The property would benefit from a scheme of modernisation, does benefit from a garage and workshop to the rear, and is sold with no onward chain.



ACCOMMODATION

Ground Floor
Entrance Porch

Entrance door, windows to rear, spaces for washing machine and cooker.

Dining Room
Glazed window to entrance porch, electric fire, storage cupboard, radiator.

Kitchen
Glazed window to rear, stainless steel drainer sink, base and eye level storage units, worktops, under stairs storage cupboard.

Living Room
Double glazed window to front, electric fire, electric radiator, door leading to stairs which rise to the first floor landing.

First Floor

Landing
Loft access, radiator.

Bedroom One
Double glazed window to front, storage cupboard, radiator.

Bedroom Two
Double glazed window to rear, airing cupboard housing hot water cylinder.

Bathroom
Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain.

Outside
To the rear is a garage with electric up and over door, glazed window, power and lighting. There is also a workshop behind the garage.

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 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.

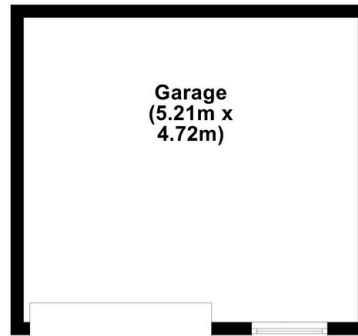
VIEWING PROCEDURE

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. 24.8 sq. metres (266.6 sq. feet)



Total area: approx. 24.8 sq. metres (266.6 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)

33 High Street Metheringham LINCOLN LN4 3DZ	Energy rating	Valid until:	5 August 2034
	E	Certificate number:	0310-2506-5480-2704-2055

Property type	End-terrace house
Total floor area	71 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 B.

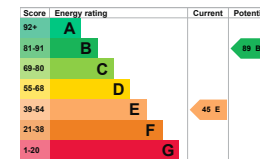
[See how to improve this property's energy efficiency.](#)

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.

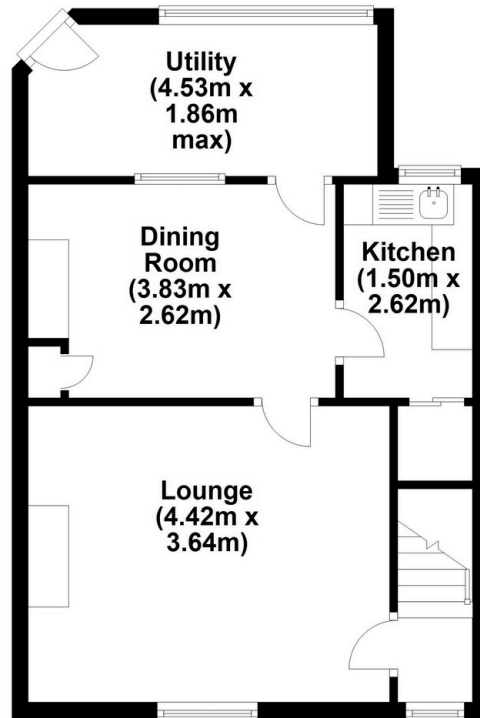
For properties in England and Wales:

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



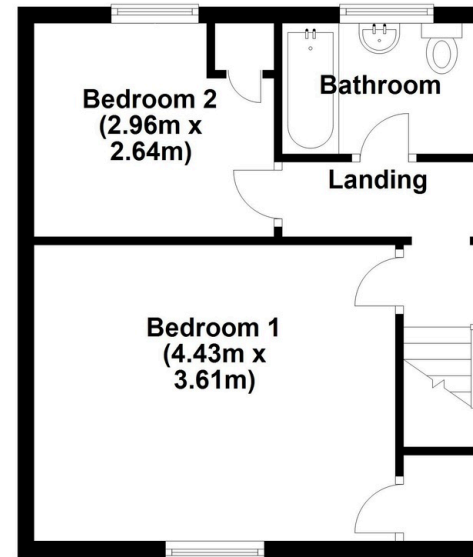
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

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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