



6 & 9 The Brickyard
Fenton, Lincoln

BROWN & CO JHWalter

6 The Brickyard, Fenton, Lincoln

A two bedroom semi-detached property extending to around 995 sq ft with gardens to front and rear elevation along with off street parking. The property is currently let on an assured shorthold tenancy at £775 pcm and will be sold along with No.9 The Brickyard as an investment purchase.



Tenure & Possession

Freehold and for sale by private treaty subject to the existing assured shorthold tenancy agreement.

Council Tax

Band A

Mobile

We understand from the Ofcom website there is likely to be limited 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 maximum download speed of 66 Mbps and an upload speed of 16 Mbps.

Buyer Identity Check

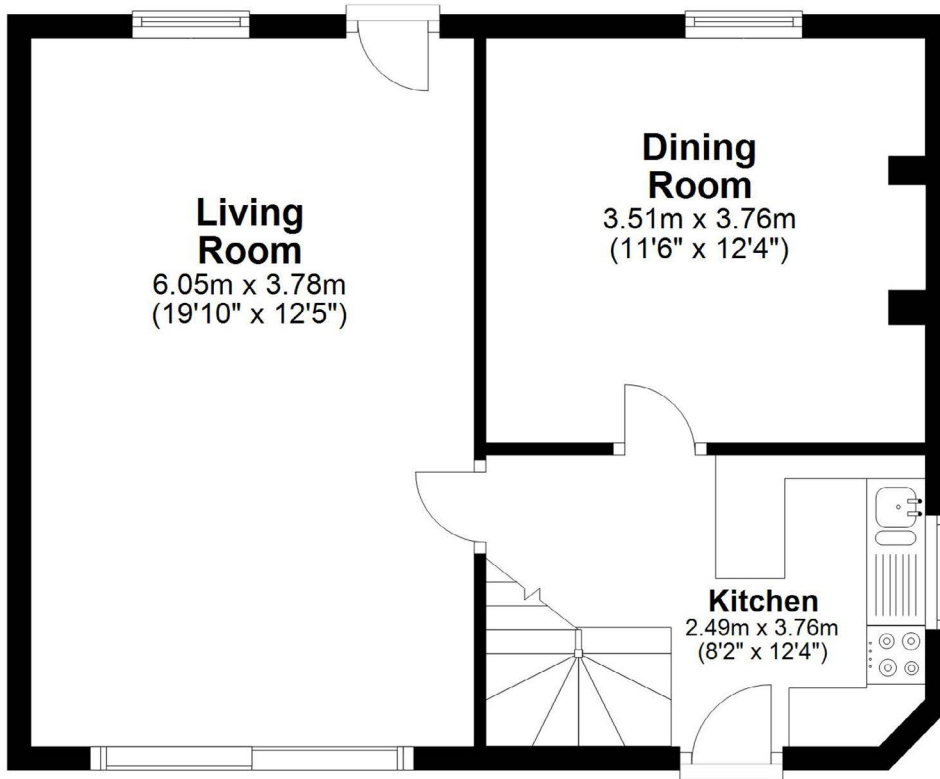
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall
01522 504304
lincolncitycentre@brown-co.com

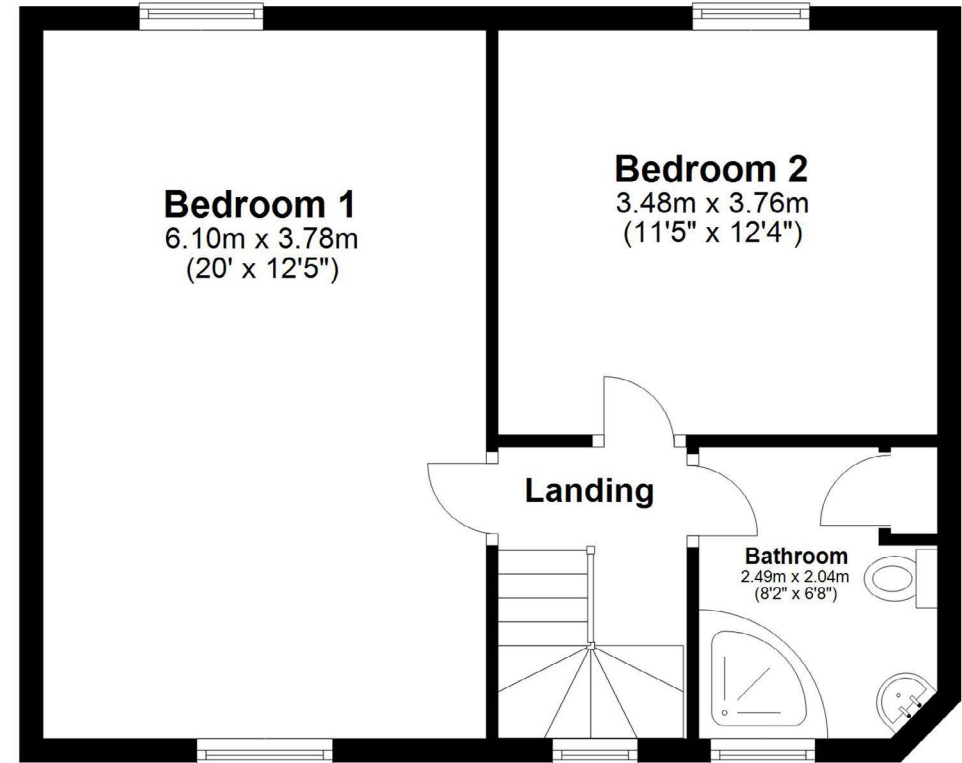
Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

6 The Brickyard, Fenton





9 The Brickyard, Fenton, Lincoln

A two bedroom semi-detached property extending to around 1,137 sq ft with gardens to front and rear elevation and off street parking. The property is currently let on an assured shorthold tenancy at £650 pcm and will be sold along with No.6 The Brickyard as an investment purchase.



Tenure & Possession

Freehold and for sale by private treaty subject to the existing assured shorthold tenancy agreement.

Council Tax

Band A

Mobile

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Broadband

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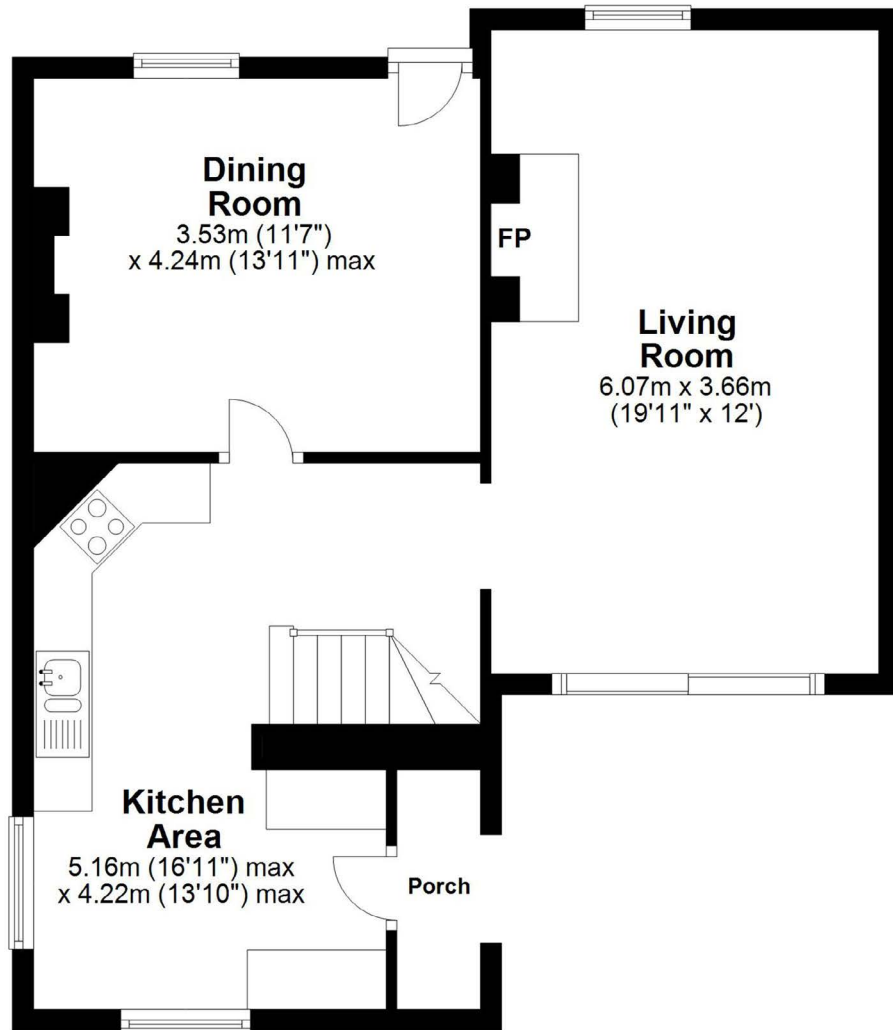
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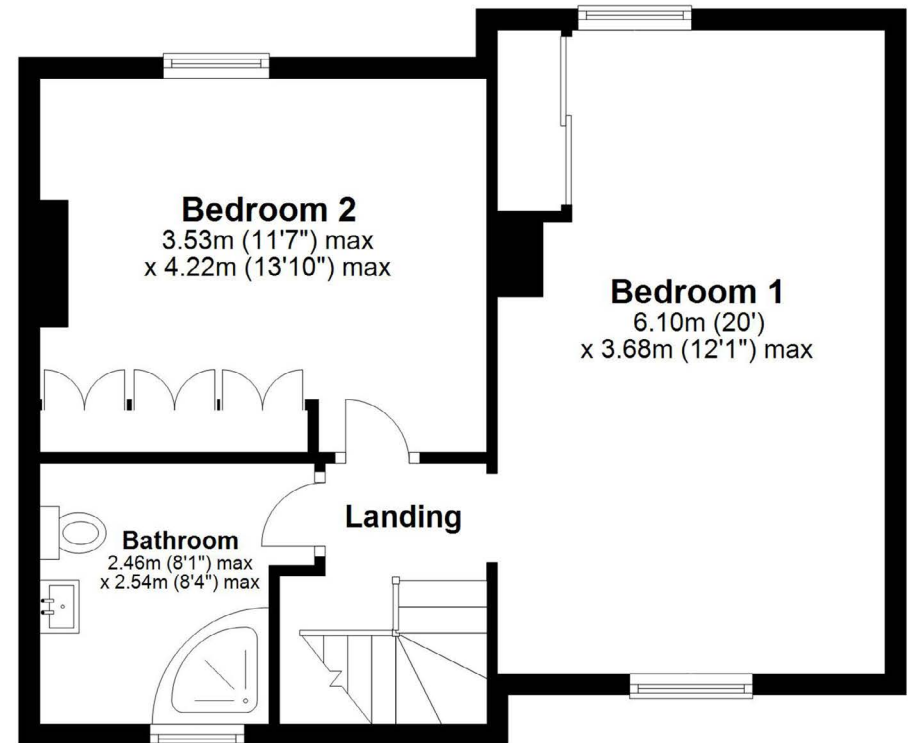
Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 105.6 sq. metres (1137.1 sq. feet)

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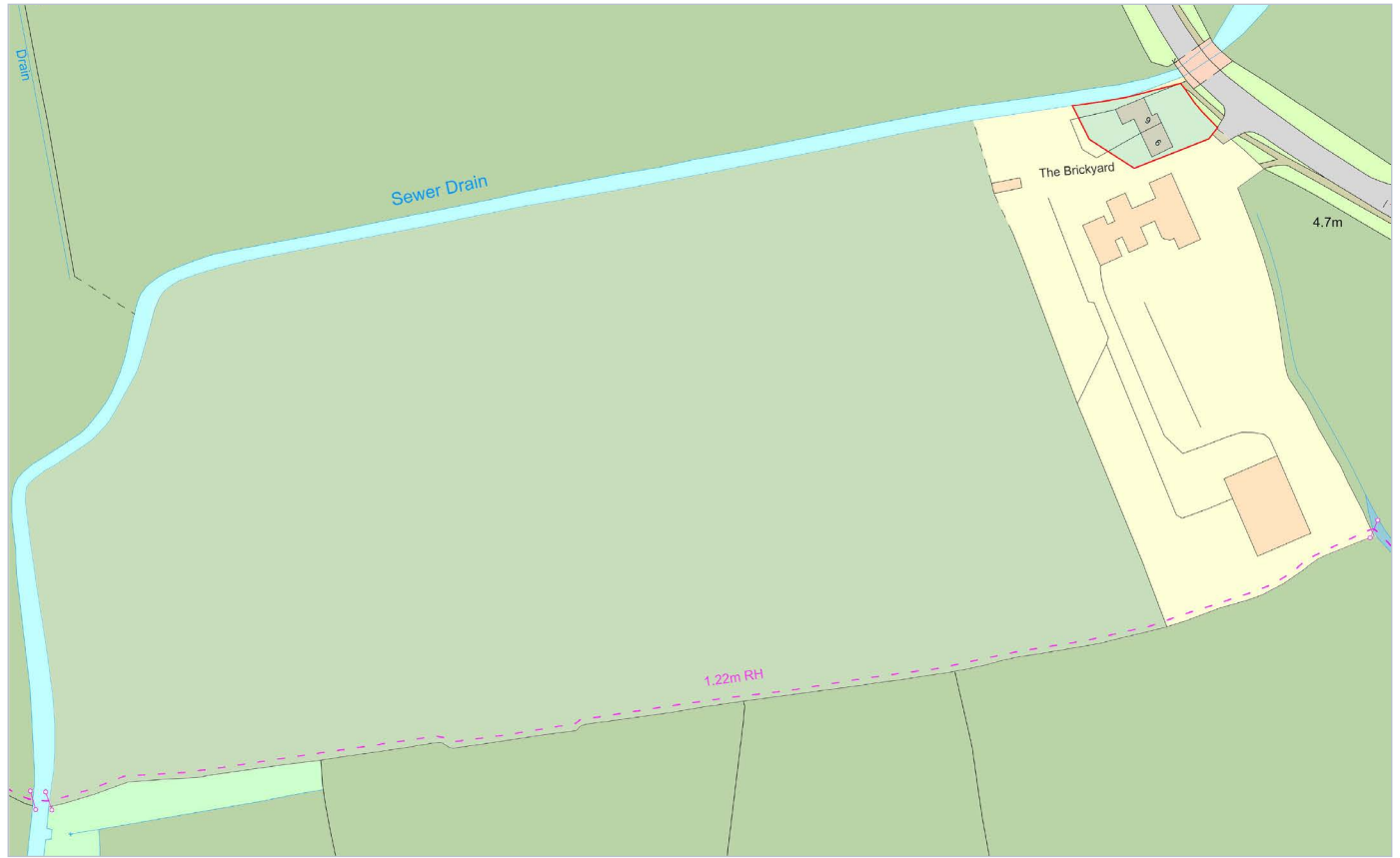
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9 The Brickyard, Fenton







Directions

From Lincoln follow the A57 towards Saxilby which leads into the A156 towards Fenton. Proceed through the village and the property can be found on your left depicted by our sale board.

<https://what3words.com/nests.overpaid.lanes>

IMPORTANT NOTICES

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