



207 Newport  
Lincoln, Lincolnshire

**BROWN & CO** JH Walter



## 207 Newport, Lincoln, Lincolnshire, LN1 3DX

An extended and spacious semi-detached house situated in a prime area of Uphill Lincoln close to the Bailgate and Lincoln City centre and is sold with no onward chain.

The property which has previously been used as a HMO for students at Bishops Grosseteste university is sold with vacant possession but would recommend an ideal investment or alternatively could be turned back into a family home.



### ACCOMMODATION

#### Ground floor

##### Entrance Hall

Entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

##### Kitchen / Dining Room

Sliding patio doors to rear garden, two radiators, one and a half stainless steel drainer sink, worktops, integrated oven and gas hob with extractor over, space for fridge freezer, under counter fridge and washing machine.

##### Conservatory

Door leading to rear garden.

##### Bedroom One

Double glazed bay window to front, radiator.

##### Shower Room

WC, wash basin, shower cubicle, heated towel rail.

##### Bedroom Two

Double glazed windows to front, side and rear, radiator.

##### En Suite

WC, wash basin, shower cubicle, heated towel rail.

#### First Floor

##### Bedroom Three

Double glazed bay window to front, radiator.

##### En Suite

Shower cubicle, WC, wash basin.

##### Bedroom Four

Double glazed window to rear, radiator.

##### En Suite

WC, wash basin, shower cubicle, heated towel rail.

##### Bedroom Five

Double glazed windows to front, side and rear, radiator.

##### En Suite

WC, wash basin, shower cubicle, heated towel rail.

##### Bedroom Six

Double glazed window to rear, radiator.

#### Bathroom

Bath with wall mounted shower unit over, shower rail and curtain, WC, wash basin, heated towel rail, airing cupboard.

#### Outside

To the front is a gravelled driveway providing off street parking and a lawn. To the rear is an enclosed lawned garden with patio.

#### Agents Note

The property has recent smoke detector and emergency lighting PAT test certificates meeting all HMO specifications. It also comes furnished and ready to go as a buy to let or alternatively it can be converted back to a five bedroom property which the seller will do if desired.



TENURE  
Freehold

COUNCIL TAX BAND  
Band C

#### 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### AGENT

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
207, Newport, LINCOLN LN1 3DX	Energy rating <b>D</b>	Valid until: 2 June 2025
Certificate number: 8905-7526-2020-5537-4902		

Property type	Semi-detached house
Total floor area	116 square metres

#### Rules on letting this property

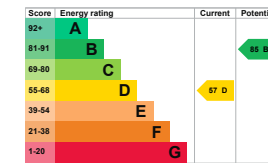
Properties can be let if they have an energy rating from A to E.

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 D. 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.

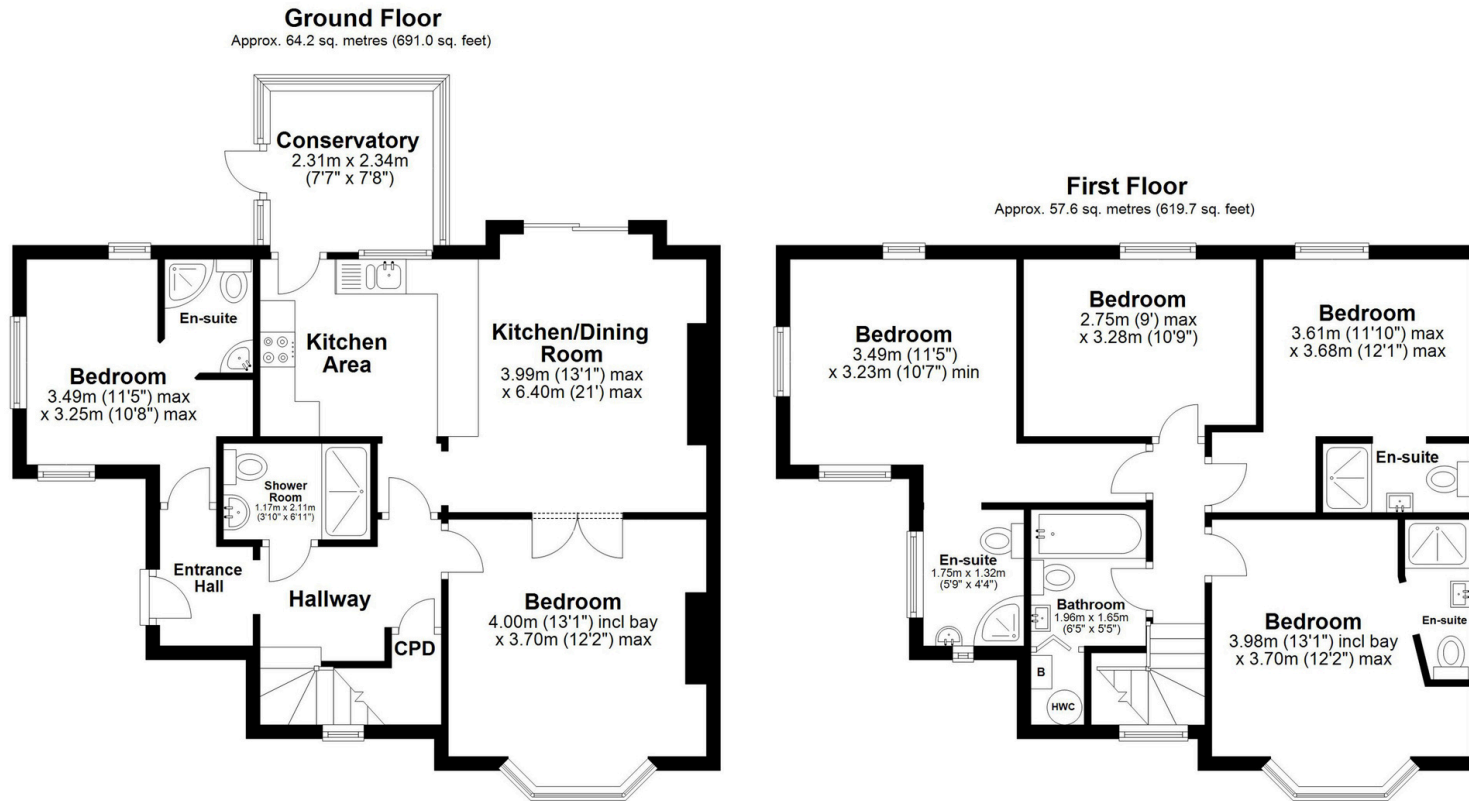
For properties in England and Wales:

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8905-7526-2020-5537-4902?print=true>

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Total area: approx. 121.8 sq. metres (1310.7 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.

### 207 West Parade, Lincoln

#### IMPORTANT NOTICES

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