



4 Barratts Close  
Lincoln

**BROWN & CO** JH Walter







## 4 Barratts Close, Lincoln, Lincolnshire, LN2 4AF

A traditional bay fronted semi-detached house situated on a quiet close within the highly sought after Uphill area of Lincoln close to the Cathedral.

The property which would benefit from a scheme of refurbishment comprises of an entrance hall, large living / dining room, kitchen, rear lobby and WC to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a lawned garden and a generous driveway providing parking and leads to a detached garage. To the rear is a good-sized lawned garden with decorative shrubs, borders and a greenhouse.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor, radiator.

##### Living / Dining Room

Double glazed bay window to front, double glazed window to rear, three radiators.

##### Kitchen

Double glazed window to side, drainer sink, worktops, base and eye level storage units, integrated oven and hob, under stairs storage.

##### Rear Lobby

With door to garden.

##### WC

Double glazed window to rear, WC, wash basin, boiler.

#### First Floor

##### Landing

Double glazed window to side, loft access, radiator.

##### Bedroom One

Double glazed bay window to front, built in wardrobe, radiator.

##### Bedroom Two

Double glazed window to rear, radiator.

##### Bedroom Three

Double glazed window to front, built in cupboard, radiator.

##### Bathroom

Two double glazed windows to rear, WC, pedestal wash basin, bath with wall mounted shower unit over, radiator, airing cupboard.

##### Outside

To the front is a lawned garden and generous driveway which leads to a detached garage. To the rear is a good-sized lawned garden with decorative shrubs and borders, there is also a greenhouse.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band D

### MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

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

01522 504304 Email: [lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)



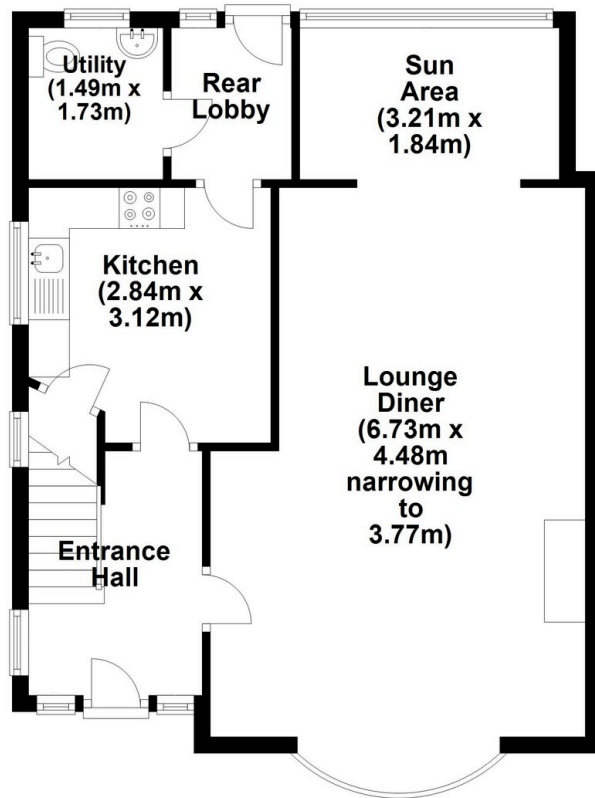




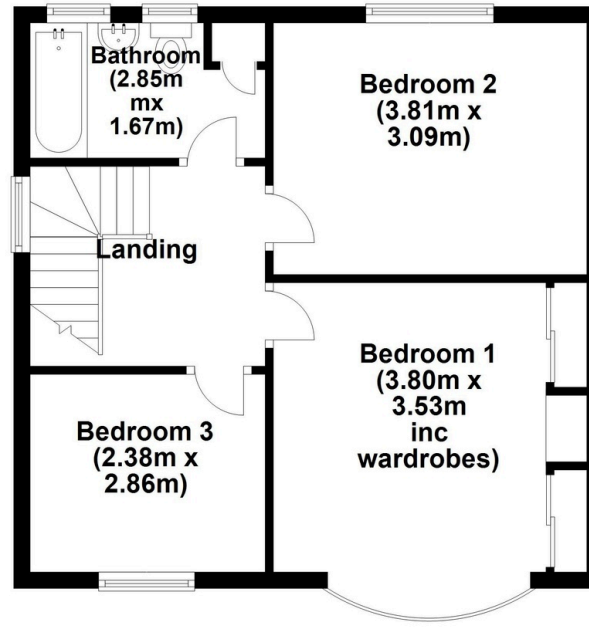




## Ground Floor



## First Floor



The marketing plan/s 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)

4 Berratts Close LINCOLN LN2 4AF	Energy rating <b>D</b>	Valid until: 22 January 2035
		Certificate number: 5335-3029-5400-0247-6226

Property type: Semi-detached house  
Total floor area: 105 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.

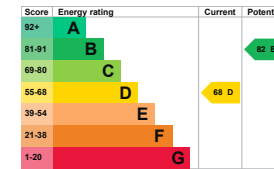
[See how to improve this property's energy efficiency.](#)

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



## 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

**Brown&CoJHWalter**

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E [lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

**BROWN & CO JHWalter**

Property and Business Consultants