



28 Bells Yard Close
Horncastle

BROWN & CO JH Walter



28 Bells Yard Close, Horncastle, Lincolnshire, LN9 5BT

A spacious and excellently presented three storey townhouse situated close to the centre of the historic market town of Horncastle.

The property comprises of an entrance hall, WC, study and kitchen / dining room to the ground floor, living room, double bedroom and bathroom to the first floor, along with master bedroom with en-suite and further bedroom to the second floor.

Outside the property has an enclosed rear garden, two parking spaces and a garage.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, storage cupboard, stairs rising to first floor, radiator.

WC

WC, pedestal wash basin, radiator, extractor.

Study

Double glazed window to front, radiator.

Kitchen / Dining Room

Entrance door and double glazed window to rear, one and a half ceramic drainer sink, worktops, base and eye level storage units, integrated four ring gas hob with oven below and extractor over, spaces for washing machine, dishwasher and fridge freezer, tiled splash backs, storage cupboard, radiator.

First Floor

Landing

Stairs rising to second floor, radiator.

Living Room

Two double glazed windows to front, radiator.

Bedroom

Two double glazed windows to rear, radiator.

Bathroom

WC, pedestal wash basin, bath, radiator, extractor.

Second Floor

Landing

Loft access, airing cupboard housing hot water cylinder, radiator.

Master Bedroom

Two double glazed windows to front, radiator.

En-Suite

WC, pedestal wash basin, shower cubicle, radiator, extractor.

Bedroom

Two double glazed windows to rear, radiator.

Outside

To the rear is an enclosed garden with decking area. The property also benefits from two parking spaces and a garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.

SERVICE CHARGE

Please note there is a service charge for the maintenance of the pond and green areas of £112 every 6 months.

COUNCIL TAX

Band C

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 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.

AGENTS NOTE

The vendor of this property is a member of staff at Brown&CoJHWalter

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.

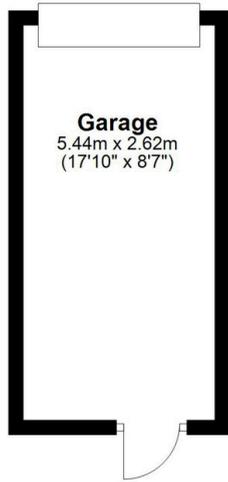
AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

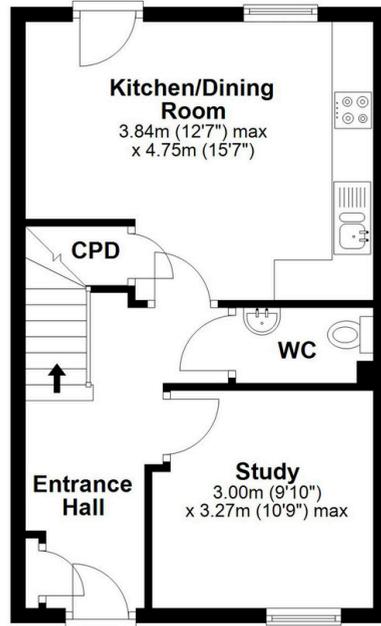
Energy performance certificate (EPC)			
28, Bells Yard Close HORNCastle LN9 5BT	Energy rating	Valid until: 2 July 2025	
	C	Certificate number: 8445-7333-3500-9767-0906	
Property type	Mid-terrace house		
Total floor area	119 square metres		
Rules on letting this property			
Properties can be let if they 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).			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency .			
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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		69 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



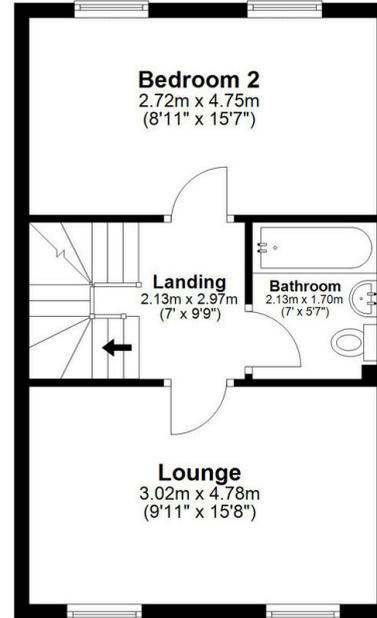
Garage
Approx. 14.2 sq. metres (153.0 sq. feet)



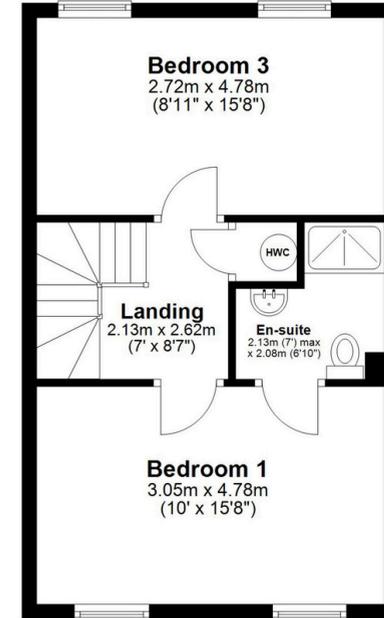
Ground Floor
Approx. 39.0 sq. metres (419.9 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.0 sq. feet)



Second Floor
Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 130.4 sq. metres (1403.7 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.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

28 Bells Yard Close, Horncastle

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 others 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

BROWN & CO JHWalter
Property and Business Consultants