



77 Peel Street
Lincoln

BROWN & CO JH Walter



77 Peel Street, Lincoln

A modern two bedroom semi-detached property situated close to the city centre with off street parking and a generous rear garden. The property has been recently used as a buy to let investment, but is now offered with vacant possession so would suit a first time buyer or buy to let investor.



ACCOMMODATION

Entrance Hall

Double glazed door to conservatory, stairs to first floor, radiator and archway to;

Kitchen

Double glazed casement window to front elevation, fitted wall and base units with single drainer sink, built in oven, four ring electric hob with extractor over, space and plumbing for washing machine.

Lounge/Diner

Double glazed casement window to front and rear elevation, double glazed door to front elevation, under stairs cupboard, electric fire, radiator.

Conservatory

Brick & upvc construction with French doors to the garden.

First Floor

Bedroom One

Double glazed casement window to front and rear elevation, radiator.

Bedroom Two

Double glazed casement window to front and side elevation, built in wardrobe, radiator.

Bathroom

Double glazed casement window to front elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush wc, radiator, part tiled walls, extractor.

Outside

The front elevation offers off street parking and low maintenance gravelled garden with mature trees and planting. The rear elevation offers a well proportioned garden which is a mixture of hard landscaping with fenced boundaries and matures trees to the rear.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band B

Services

We understand the property offers mains water, gas, electric and main sewer connections.

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

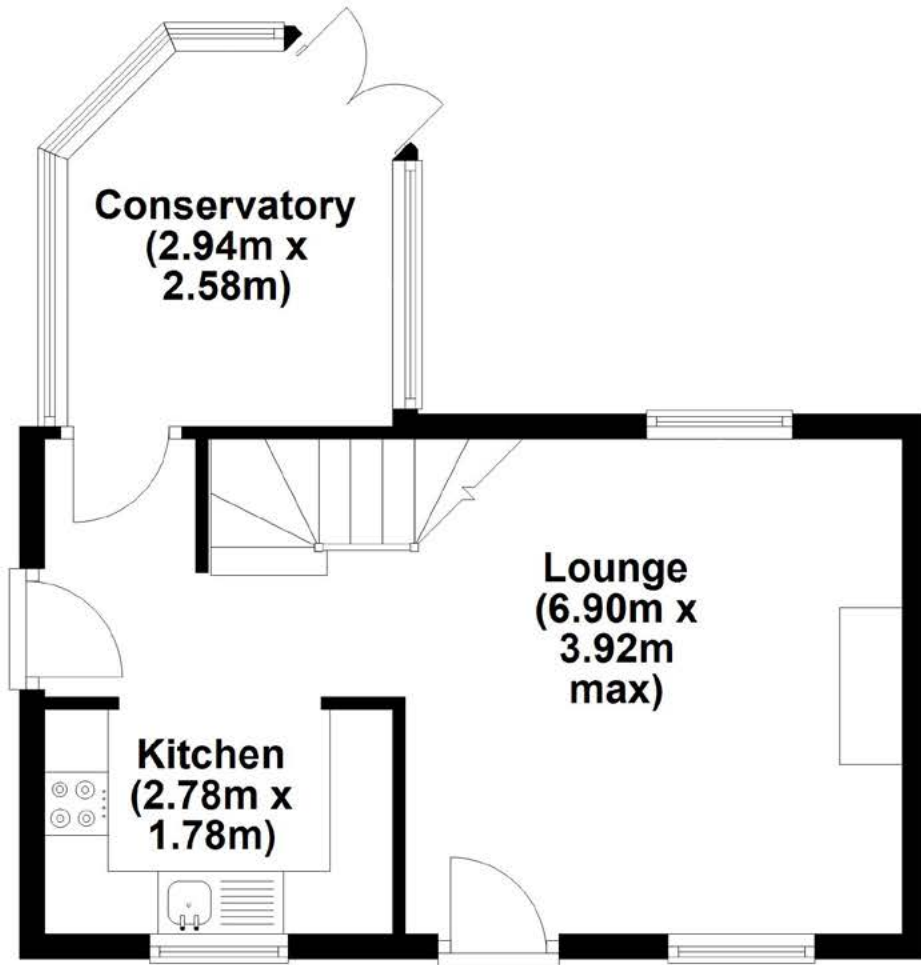
01522 504304

lincolncitycentre@brown-co.com



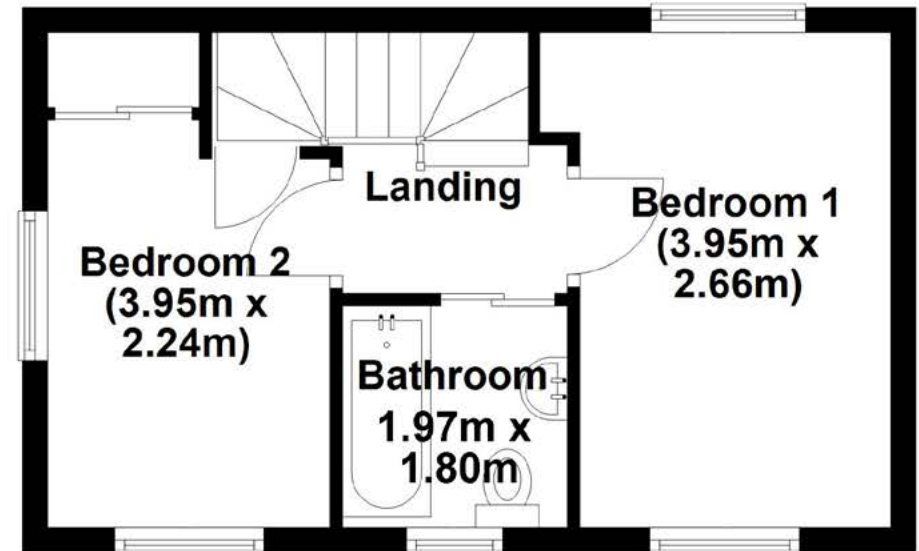
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.7 sq. feet)

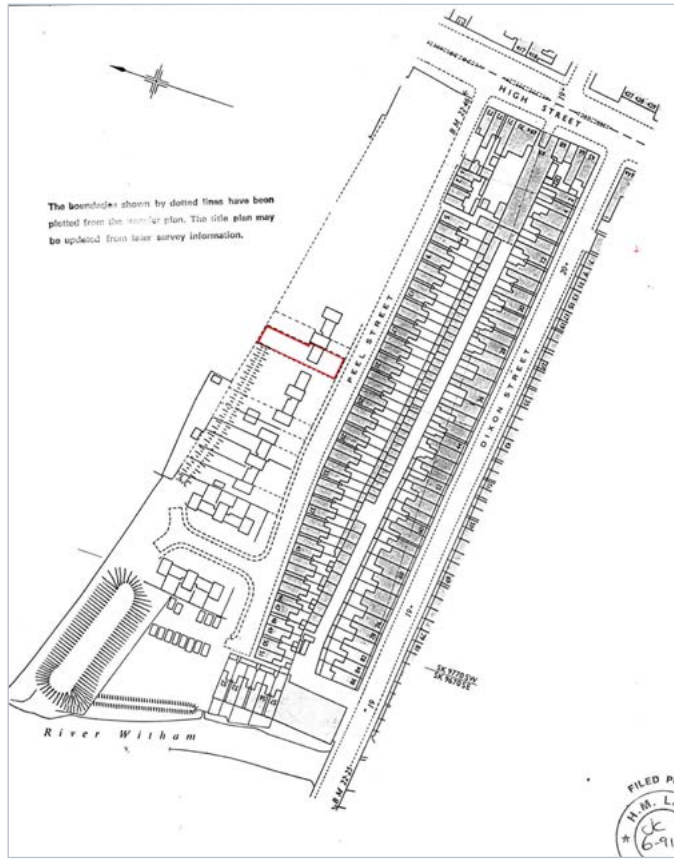
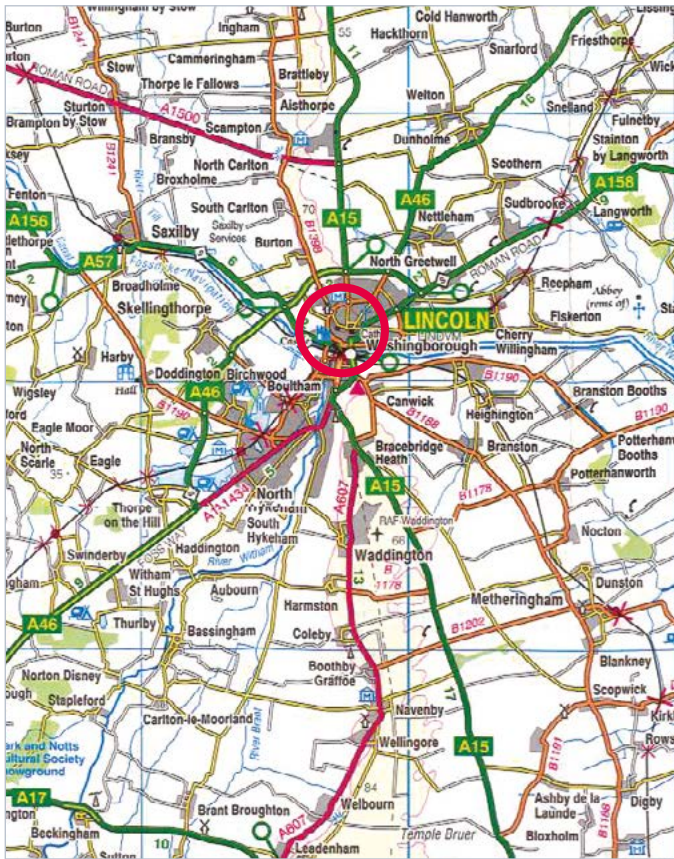


Total area: approx. 60.6 sq. metres (652.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.





Energy performance certificate (EPC)

77 Peel Street LINCOLN LN5 8AB	Energy rating D	Valid until: 11 February 2034 Certificate number: 1434-1722-9309-0451-4202
--------------------------------------	---------------------------	---

Property type: Semi-detached house
Total floor area: 55 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

Directions - LN5 8AB

From South Park roundabout proceed north along the High Street until you reach a left turn onto Peel Street where the property can be found on your right hand side.

<https://what3words.com/rocks.rent.snacks>

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.

BROWN & CO JH Walter

Property and Business Consultants
brown-co.com