



BROWN CQ









# 16 Ryland Bridge, Welton, Lincoln, LN2 3RP

A semi-detached house situated on a quiet close within the highly sought after village of Welton which would represent an ideal first time buy or buy to let investment.

The property comprises of a lounge and kitchen diner to the ground floor, along with two bedrooms and a bathroom to the first floor.

Outside to the front is a spacious driveway, to the rear is an enclosed lawned garden overlooking the village Beck, and the property is sold with no onward chain.



## ACCOMMODATION

**Ground Floor** 

## Lounge

Front entrance door, double glazed window to front, stairs rising to first floor, under stairs cupboard, radiator.

### Kitchen / Diner

Double glazed French doors and window to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, spaces for washing machine and fridge freezer, radiator.

First Floor

Landing

With loft access, airing cupboard and doors serving remaining rooms.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over, radiator.

## Outside

To the front is a generous block paved driveway providing ample off street parking. Gated side access leads to a pleasant lawned rear garden with patio area and shed.

## **TENURE & POSSESSION**

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

## **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 1000 Mbps and an upload speed of 100 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

lincolncitycentre@brown-co.com















Total area: approx. 50.7 sq. metres (546.2 sq. feet)

For Illustration purposes only. Plan produced using PlanUp.



### Rules on letting this property

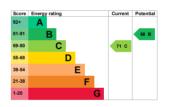
Properties can be let if they have an energy rating from A to E.

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.

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/5239-2125-6000-0314-6202? print=true

1/-

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessess 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. 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 or give any representations or otherwise, to make or give any representation to this property. No responsibility is taken by 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 misstatement in these particulars. 5. No responsibility can be accepted for any representation or warranty in relation to this property, on mission of mis-statement in these particulars. 5. No responsibility can be accepted for any representation or warranty in relation to this property, intending purchasers should make their own independent 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 requiries 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 requiries or submitting offers for the Property, 6.

