



9 Ruskin Avenue
Lincoln

BROWN & CO JH Walter



9 Ruskin Avenue, Lincoln, LN2 4DD

A semi-detached house in need of full refurbishment situated close to Lincoln's Historic City Centre and sold with no onward chain.

The property comprises of an entrance hall, living room, kitchen / dining room and conservatory to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a driveway providing ample off street parking whilst to the rear is a large lawned garden, patio area, garage and two sheds.

PLEASE NOTE: The property has Spray Foam insulation in the roof space which may affect some mortgage lenders. Interested parties are advised to speak to their mortgage advisor prior to viewing the property.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, radiator, large storage cupboard housing boiler and hot water cylinder.

Living Room

Sliding doors leading to conservatory, radiator.

Conservatory

Door leading to rear garden, electric radiator.

Kitchen / Dining Room

Double glazed windows to front and rear, door leading to rear garden, one and a half stainless steel drainer sink, worktops, base and eye level storage units, spaces for fridge freezer, cooker, washing machine and dishwasher, understairs storage cupboard, radiator.

First Floor

Landing

Double glazed window to rear, loft access, radiator.

Bedroom One

Double glazed window to front, fitted wardrobe, storage cupboard, radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, WC, vanity wash basin, corner shower cubicle, bath with wall mounted shower unit over, shower rail and curtain, radiator.

Outside

To the front is a driveway and lawn, the driveway runs to the side of the property and to a garage. To the rear is a large lawned garden with patio area and two sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

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 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
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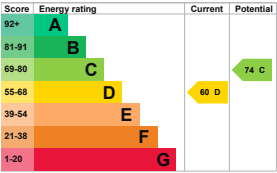
Energy performance certificate (EPC)			
9 Ruskin Avenue LINCOLN LN2 4DD	Energy rating D	Valid until:	7 July 2035
		Certificate number:	0281-3052-3203-7715-5200
Property type		Semi-detached house	
Total floor area		84 square metres	

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).

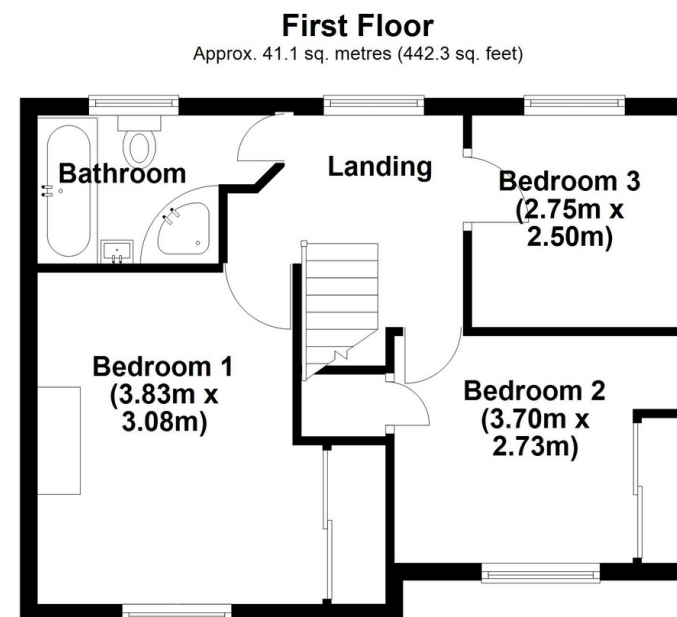
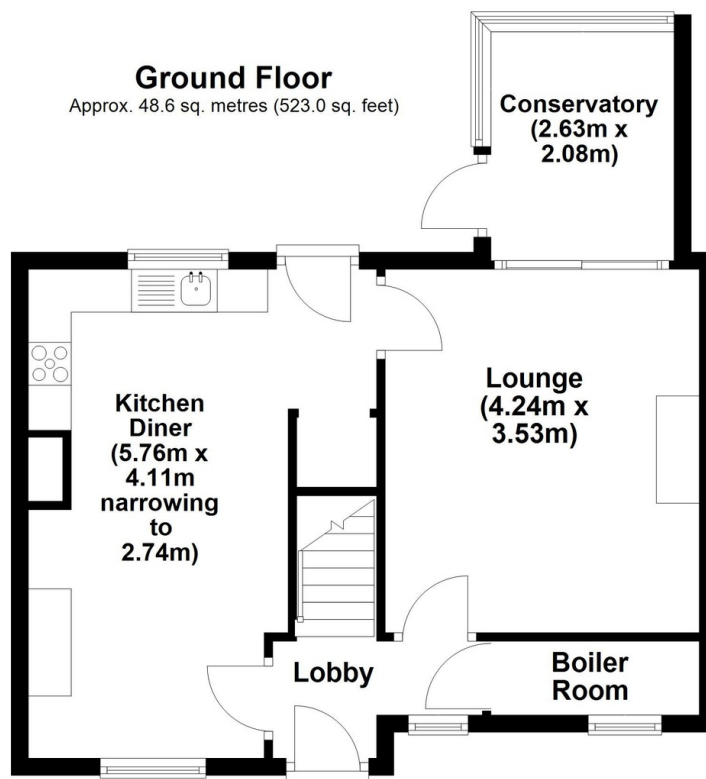
Energy rating and score

This property's energy rating is D. It has the potential to be C.
[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





Total area: approx. 89.7 sq. metres (965.2 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.

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

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