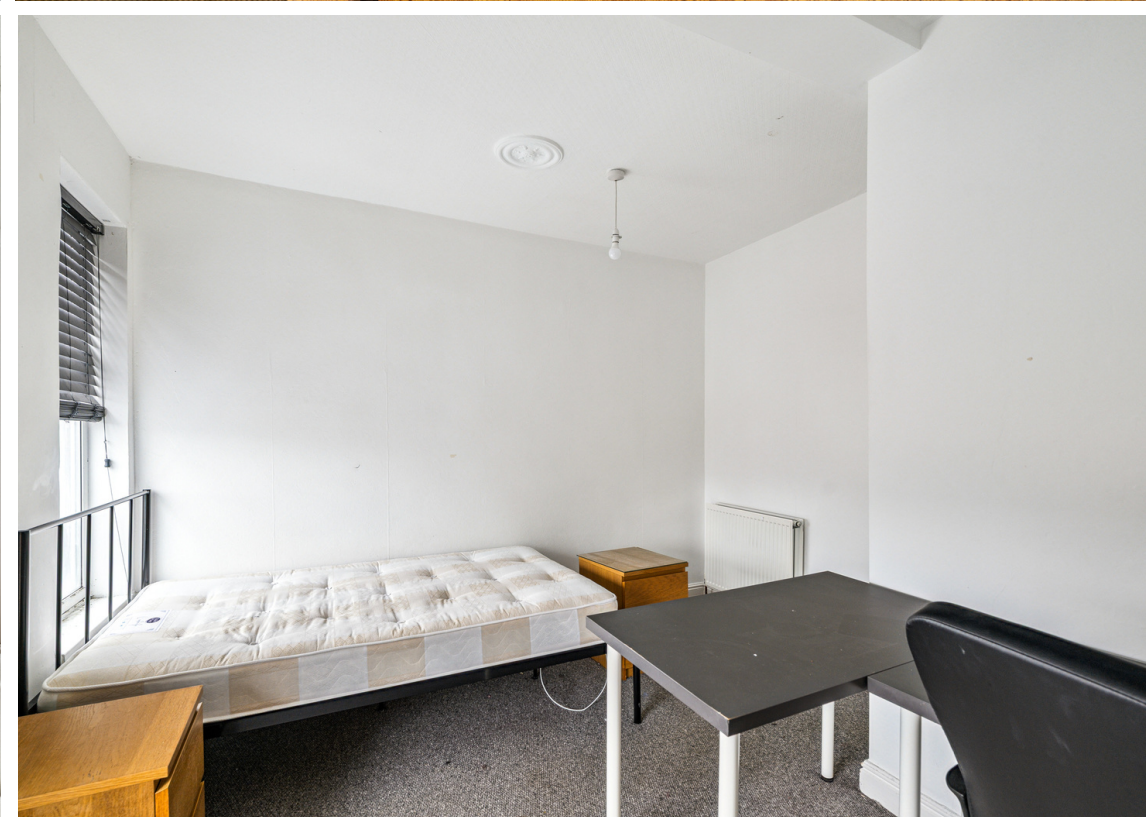




79 Sincil Bank
Lincoln

BROWN & CO JH Walter



79 Sincil Bank, Lincoln, LN5 7TQ

A traditional bay fronted terrace house situated close to Lincoln's City Centre which has a HMO license but is available with vacant possession so can suit either an investment buyer or private owner.

The property benefits from well presented accommodation comprising of an entrance hall, living room / double bedroom, reception room, kitchen and bathroom to the ground floor, along with two double bedrooms to the first floor.

- The property has been operated as a student rental since 2015. A certificate of lawful use application is currently pending, and the experienced landlord is confident it will be approved by September 20th, 2025, based on the property's established rental history.
- Rental income was £16,830 for the 2023/24 tax year and £15,300 for 2022/23.
- In 2022, a wall was removed in the second bedroom to create a larger room. However, this can easily be reinstated by the owner to restore the original layout and add an additional bedroom.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door accessed from shared passageway, stairs rising to first floor.

Living Room / Bedroom

Double glazed bay window to front, radiator.

Reception Room

Double glazed window to rear, under stairs storage cupboard, radiator.

Kitchen

Double glazed window and entrance door to side, 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, wall mounted central heating boiler.

First Floor

Landing

Bedroom One (formerly two bedrooms)

Two double glazed windows to front, two radiators.

Bedroom Two

Double glazed window to rear, radiator, storage cupboard.

Outside

To the rear is an enclosed yard and store.

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 1800 Mbps and an upload speed of 220 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.

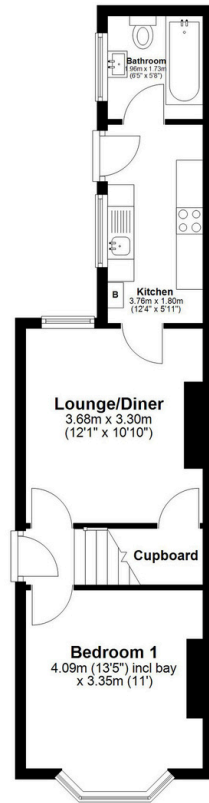
AGENT

James Drabble

01522 504304 - lincolncitycentre@brown-co.com

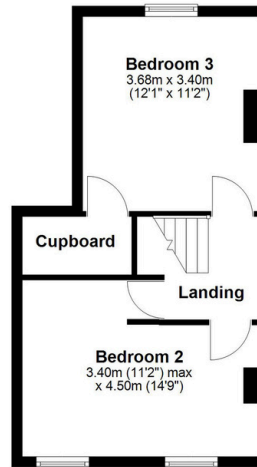
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 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.

79 Sincil Street, Lincoln



Energy performance certificate (EPC)

79, Sincil Bank LINCOLN LN5 7TQ	Energy rating E	Valid until:	15 November 2025
		Certificate number:	2625-9989-7260-4905-5994

Property type	End-terrace house
Total floor area	66 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 E. It has the potential to be B.

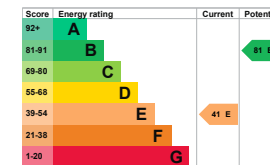
[See how to improve this property's energy efficiency.](#)

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

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