



6 Neile Close
Lincoln

BROWN & CO



6 Neile Close, Lincoln, Lincolnshire, LN2 4RT

A well presented mid-terrace situated in the popular area of Glebe Park which would represent an ideal first time purchase or buy to let investment.

Sold with no onward chain the property comprises of a living room and kitchen with integrated appliances to the ground floor, along with two bedrooms and shower room to the first floor. The property also benefits from an enclosed rear garden and a driveway and parking space.



ACCOMMODATION

Ground Floor

Living Room

Entrance door and double glazed window to front, stairs rising to first floor, under stair storage cupboard, radiator.

Kitchen

Entrance door and double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob, fridge / freezer, dishwasher, space for washing machine, tiled splash backs and flooring.

First Floor

Landing

Doors leading to bedrooms and shower room.

Bedroom One

Double glazed window to front, fitted wardrobe, radiator.

Bedroom Two

Double glazed window to rear, loft access, radiator.

Shower Room

WC, double shower cubicle, double vanity wash basin, heated towel rail, tiled flooring.

Outside

The front garden is gravelled and the enclosed rear garden has a patio, lawn and shed. The property further benefits from a nearby driveway providing off street parking.

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 EE, O2, 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.

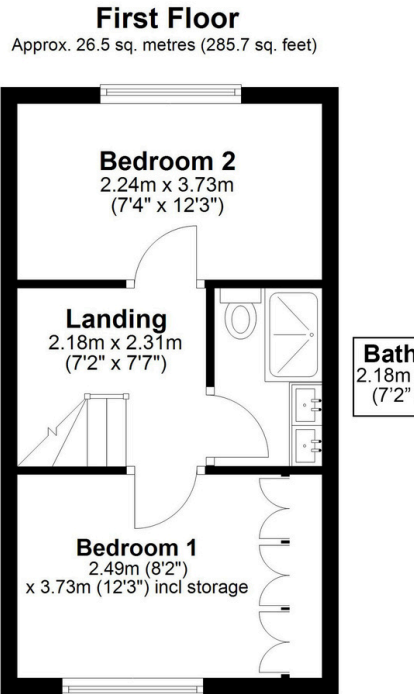
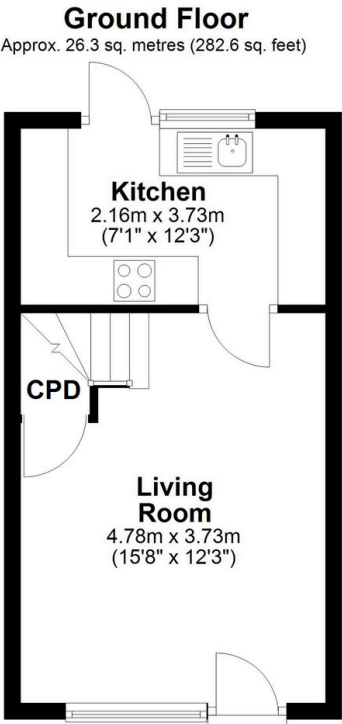
AGENT

James Drabble

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Total area: approx. 52.8 sq. metres (568.3 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.

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Plan produced using PlanUp.

6 Neile Close, Lincoln

Energy performance certificate (EPC)			
6, Neile Close LINCOLN LN2 4RT	Energy rating E	Valid until:	2 December 2029
		Certificate number:	8831-6422-8639-2052-5906
Property type		Mid-terrace 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 E. It has the potential to be C.

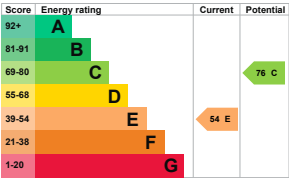
[See how to improve this property's energy efficiency.](#)

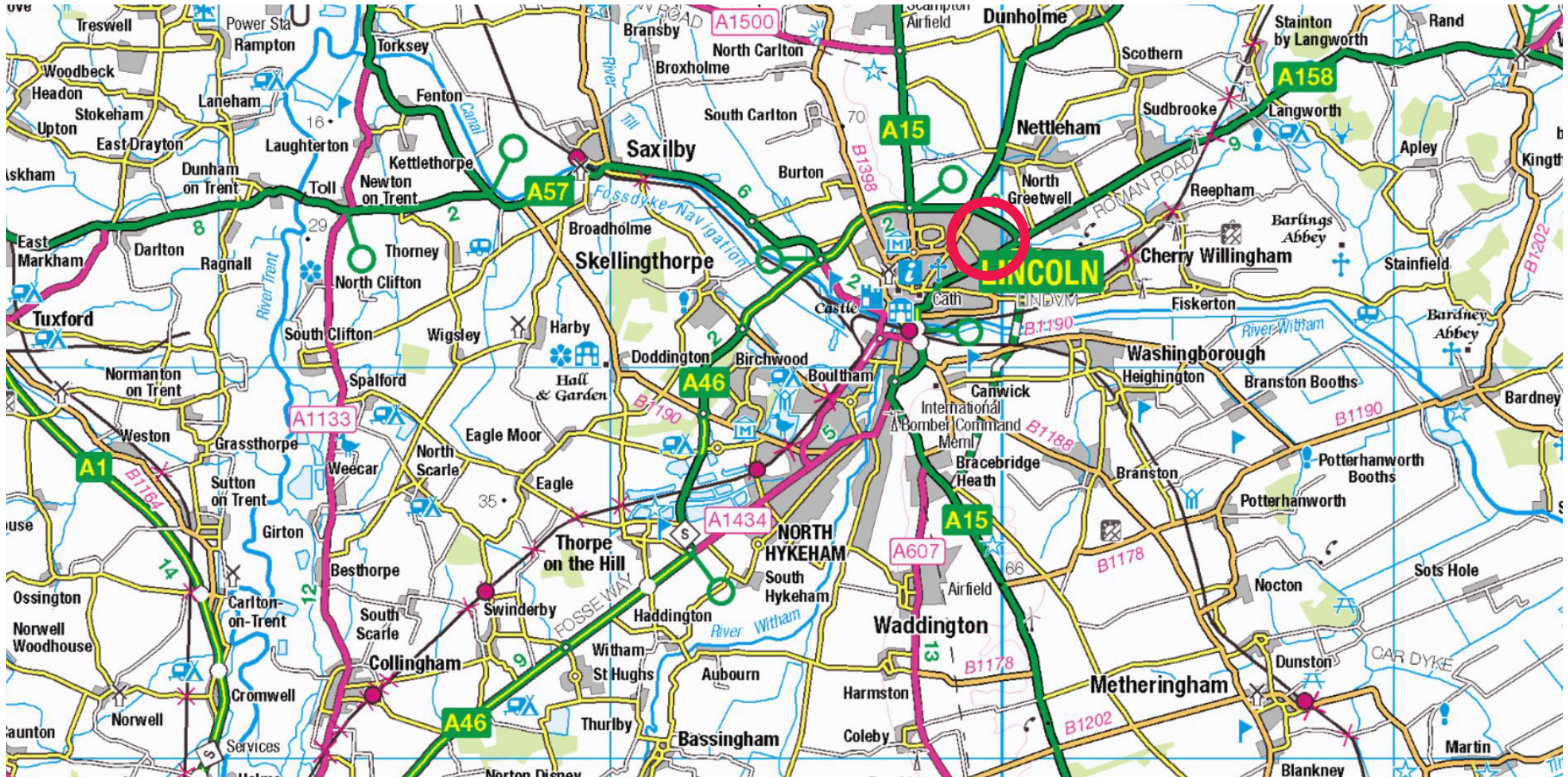
The graph shows this property's current and potential energy rating.

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





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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