



19 Belle Vue Road  
Lincoln

**BROWN & CO** JH Walter



## 19 Belle Vue Road, Lincoln, LN1 1HH

Situated on a quiet cul-de-sac in this most sought after uphill location, 19 Belle Vue Road is a rarely available, two bedroom mid terrace home located within easy walking distance of the Bailgate and City Centre.

Accommodation briefly comprises reception room and kitchen/diner to the ground floor with two bedrooms and bathroom to the first floor. Outside, the property is approached to the front via a shared pathway which leads to a pretty lawned garden with paved terrace area.

To the rear elevation there are delightful gardens, principally laid to lawn with planted beds and herbaceous borders with outside seating area, fenced boundary and two useful sheds.



### ACCOMMODATION

#### Reception

uPVC obscure glazed door and double glazed window to front elevation. Open fireplace housing electric effect log burner set to tiled hearth, wood effect flooring, built-in shelving and radiator.

#### Kitchen/Diner

uPVC obscure glazed door and double glazed windows to rear elevation, part tiled with range of wall and base units with roll top work surfaces, integrated Lamona oven and grill with four ring gas burner and extractor over, space for fridge/freezer, plumbing for washing machine and space for tumble dryer, cupboard housing wall mounted 'Ideal' combination boiler, stainless steel sink and drainer, storage cupboard with built-in shelving and radiator.

#### First Floor Landing

Access to loft space.

#### Bedroom One

uPVC double glazed window to front elevation. Radiator.

#### Bedroom Two

uPVC double glazed windows to rear elevation. Radiator.

#### Bathroom

Fully tiled with three piece suite comprising bath with shower over, WC, wash hand basin and radiator

### OUTSIDE

Outside, the property is approached to the front via a shared pathway which leads to a pretty lawned garden with paved terrace area. To the rear elevation there are delightful gardens, principally laid to lawn with planted beds and herbaceous borders with outside seating area, fenced boundary and two useful sheds. Belle Vue Road benefits from residents only parking.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band A

### 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.

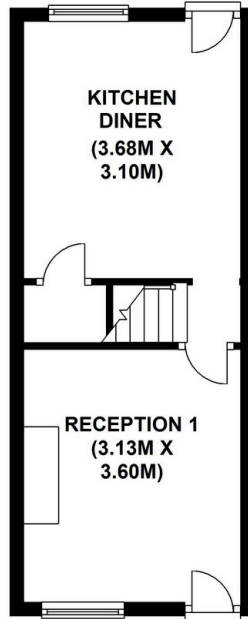
### AGENT

James Drabble

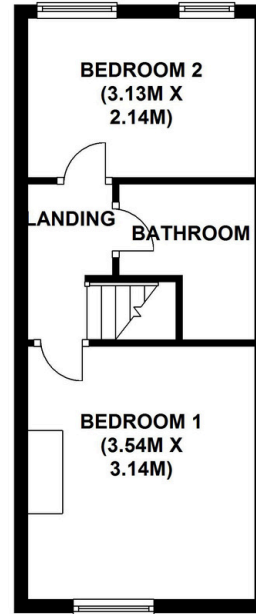
01522 504304

lincolncitycentre@brown-co.com

**GROUND FLOOR**  
APPROX. 26.1 SQ. METRES (280.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 27.4 SQ. METRES (294.8 SQ. FEET)



**TOTAL AREA: APPROX. 53.4 SQ. METRES (575.2 SQ. FEET)**

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using The Mobile Agent.



**Energy performance certificate (EPC)**

19, Belle Vue Road LINCOLN LN1 1RS	Energy rating <b>D</b>	Valid until: 7 June 2025 Certificate number: 8205-7626-3900-8648-2902
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Property type: Mid-terrace house  
Total floor area: 52 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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**  
This property's current 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

The graph shows an energy rating scale from A (92+) to G (1-20). The current rating is D (55-64) and the potential rating is B (69-80).

**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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