



87 Kirkby Street
Lincoln

BROWN & CO



87 Kirkby Street, Lincoln

A three-bedroom Victorian bay-fronted terrace positioned on Kirkby Street which is just moments from Lincoln City Centre. The property does require some refurbishment, but offers an ideal opportunity for first-time buyers, families, and investors alike.

The accommodation briefly comprises two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor.

Outside the front elevation offers on street parking, whilst to the rear elevation is a concrete yard with pedestrian gate to the side passageway and brick and tile outbuilding.



Accommodation

Entrance Hall

With stairs rising to first floor.

Reception One

Single glazed bay window to front elevation, double radiator and open fire with tiled surround.

Reception Two

Double glazed casement window to rear elevation, double radiator, built in storage cupboard, under stairs storage housing gas and electric meters, and door to:

Kitchen

Double glazed casement window to side elevation, single glazed door to side elevation, fitted wall and base level units with stainless steel single drainer sink, built in oven, four ring gas hob with extractor over, part tiled walls, central heating boiler, and door to;

Bathroom

Two double glazed casement windows to side elevation, three piece suite comprising of panel bath with shower mixer tap, low flush WC, pedestal wash hand basin and extractor.

First Floor

Bedroom One

Double glazed casement window to rear elevation, feature fireplace, double radiator, built in wardrobe and loft access.

Bedroom Two

Single glazed casement window to front elevation and double radiator.

Bedroom Three

Single glazed casement window to front elevation and double radiator.

Outside

To the front elevation there is on street parking, whilst to the rear elevation is a concrete yard with pedestrian gate to passageway and brick and tile outbuilding.

Tenure & Possession

The property is freehold and for sale by private treaty. There is a tenant in situ on an assured shorthold tenancy. The landlord has served a section 21 notice so the property will be available with vacant possession in due course. Interested parties are advised to speak to the selling agents on this matter.

Council Tax

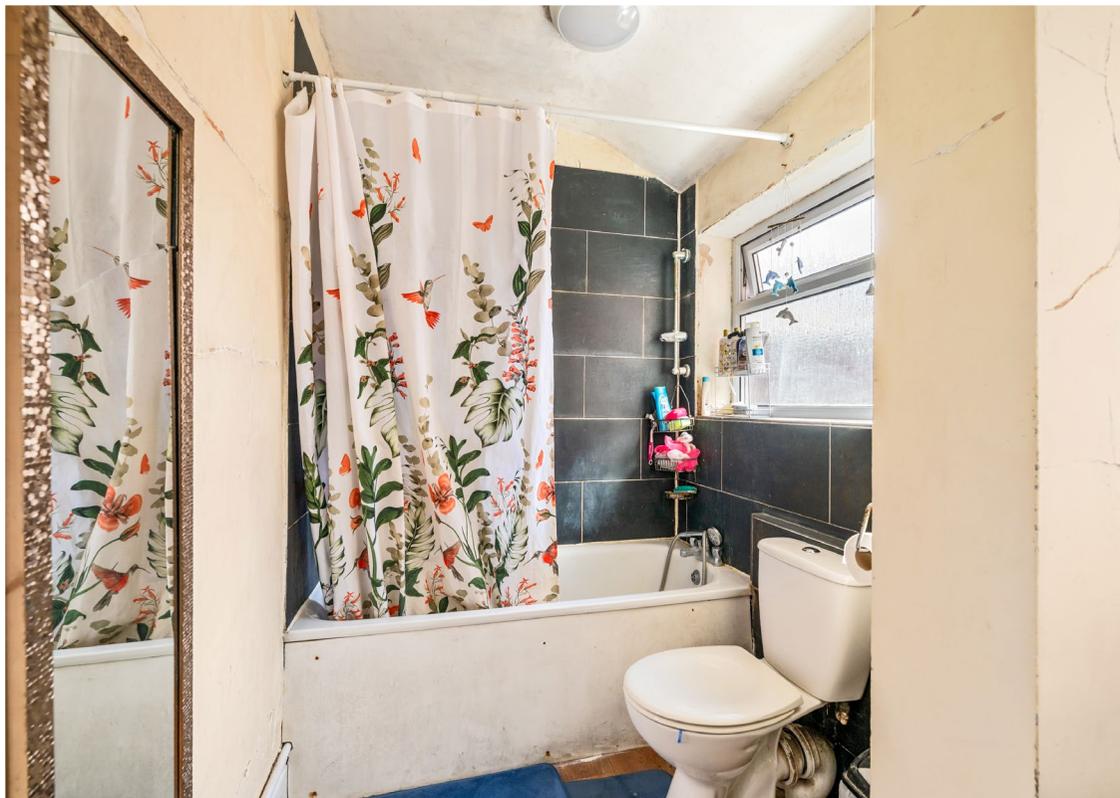
Band A

Mobile & Broadband

The Ofcom website states there is good mobile coverage from EE, Three, O2 and Vodafone. Standard, Superfast and Ultrafast broadband are available in the area with a max download speed of 1800 Mbps and an upload speed of 1000 Mbps. Interested parties are advised to make their own enquiries also.

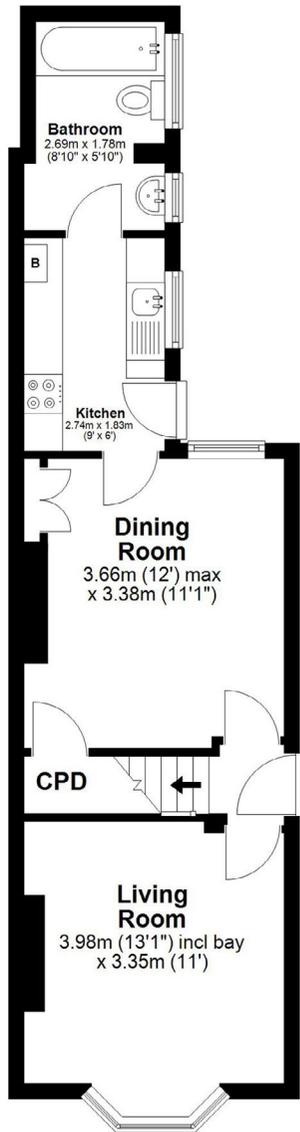
Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&co 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.



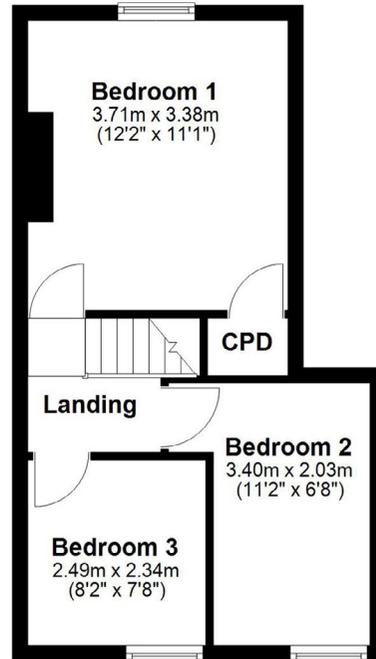
Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



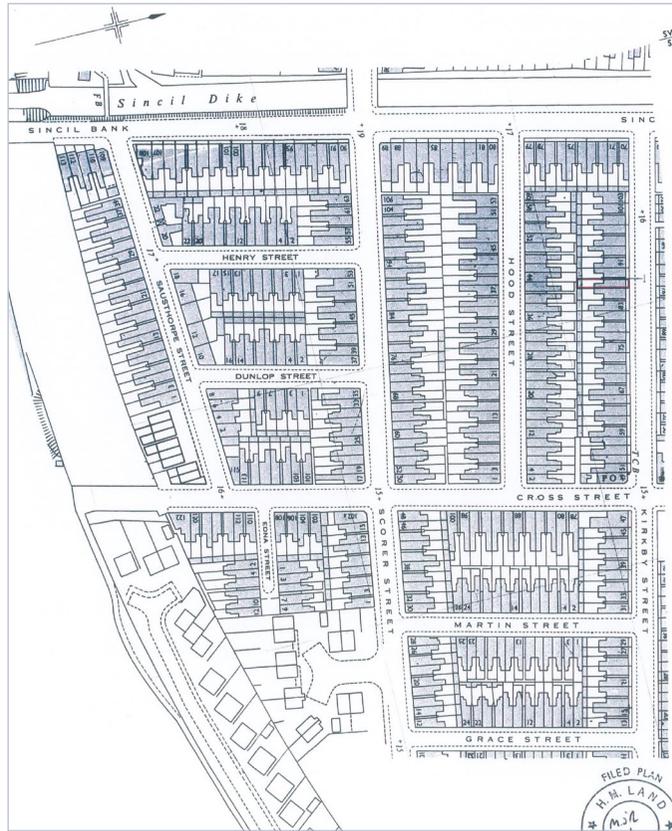
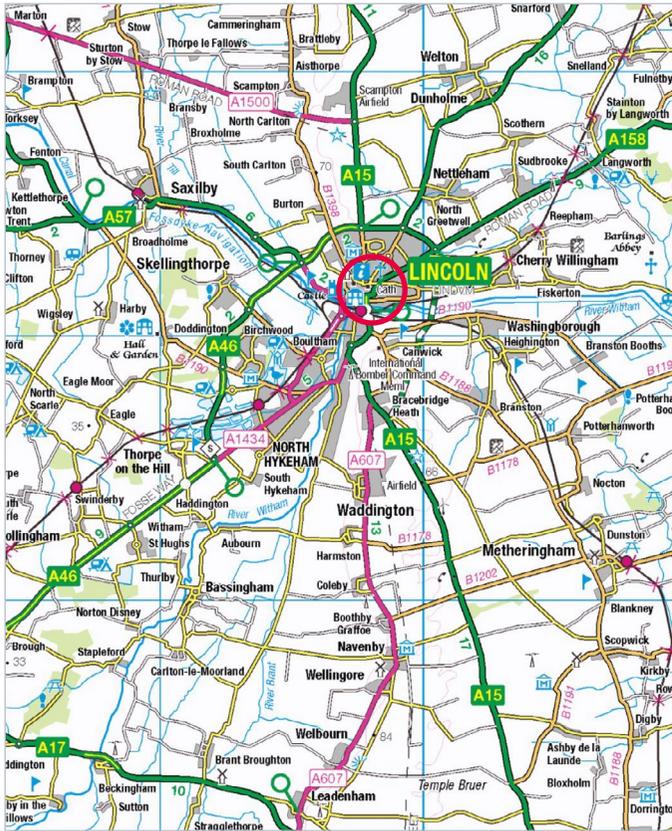
Total area: approx. 68.2 sq. metres (734.6 sq. feet)

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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87 Kirkby Street, Lincoln





| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 87 Kirkby Street LINCOLN LN5 7TT | Energy rating | Valid until: | 21 September 2035 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | D | Certificate number: | 0535-4821-9500-0419-4206 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Mid-terrace house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 70 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). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64 D</td> <td>77 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | 64 D | 77 C | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | | <p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p> | |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1-20 | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Directions - LN5 7TT

Head South along High Street, turn left onto Portland Street and then turn right onto Cross Street, continue along Cross Street before taking your fourth right turning onto Kirkby Street where the property can then be found on your left hand side.

Agent

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