

30 Spital Street

Lincoln

BROWN & CO









30 Spital Street, Lincoln, LN1 3EG

Offered for sale with no onward chain.

A traditional mid-terrace home situated in the sought-after Uphill area of Lincoln close to the historic Bailgate and Cathedral Quarter. Independent shops, cafés and restaurants complement the nearby landmarks of Lincoln Cathedral and Lincoln Castle, offering an appealing blend of everyday convenience and historic surroundings.

Ideal for first-time buyers or investors, the accommodation comprises a living room, kitchen/dining room and shower room to the ground floor, with two double bedrooms to the first floor. Outside, there is an enclosed rear yard with a useful brick-built store.



ACCOMMODATION
Ground Floor

Living Room
Front entrance door, double glazed window to front, radiator.

Kitchen
Double glazed window to rear, stairs rising to first floor, stainless steel drainer sink, preparation worktops, matching base and eye level storage units, integrated oven and hob with extractor over, spaces for fridge freezer and washing machine, radiator.

Rear Lobby
Entrance door leading to rear garden, airing cupboard housing boiler.

Shower Room
Double glazed window to side, WC, pedestal wash basin, shower cubicle, radiator.

First Floor
Bedroom One
Double glazed window to rear, built in wardrobe, further storage cupboard, radiator.

Bedroom Two
Double glazed window to front, radiator.

Outside
To the rear is an enclosed yard with useful brick outbuilding.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX - Band A

MOBILE & BROADBAND
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.

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.

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
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

30 Spital Street LINCOLN LN1 3EG	Energy rating **C**	Valid until:	**23 August 2032**
		Certificate number:	**2816-1111-1107-2702-9118**

Property type	Mid-terrace house
Total floor area	62 square metres

Rules on letting this property

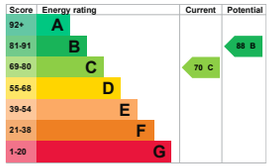
Properties can be let if they have an energy rating from A to E.

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 C. 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

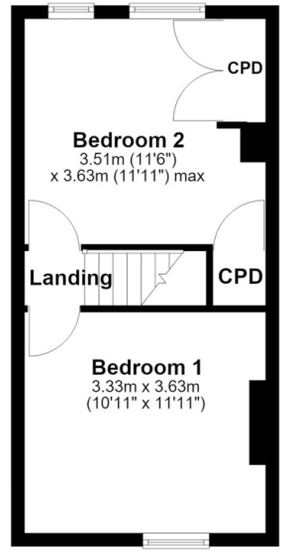
Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 61.7 sq. metres (664.4 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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30 Spital Street, Lincoln

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