



36 Chedworth Road
Lincoln

BROWN & CO



36 Chedworth Road, Lincoln, LN2 4SL

An excellently presented two-bedroom semi-detached home, superbly positioned within the ever-popular Glebe Park on the northern outskirts of the historic Cathedral City of Lincoln. This sought-after residential area offers a wide range of nearby amenities and convenient transport links, making it an ideal setting for modern living.

The property has been thoughtfully improved by the current owners, benefitting from new windows, a contemporary kitchen, and a stylish bathroom, creating a move-in ready home with a fresh, modern feel throughout.

Offering well-proportioned accommodation and a low-maintenance layout, this home represents an excellent opportunity for first-time buyers seeking an attractive and well-located starter home, as well as investors looking for a reliable and appealing buy-to-let prospect.



ACCOMMODATION

Ground Floor

Entrance Porch

Entrance door to side, door opening into living room.

Living Room

Double glazed window to front, stairs rising to first floor, radiator.

Kitchen

Double glazed door and window to rear, stainless steel drainer sink, worktop, base and eye level storage units, integrated oven and hob with extractor hood over, spaces for fridge freezer, washing machine and fridge freezer, wall mounted central heating boiler housed in cupboard, radiator.

First Floor

Landing

Loft access.

Bedroom One

Double glazed window to front, storage cupboard, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, tiled walls, extractor.

Outside

To the front is a graveled driveway providing parking and leads to a garage with electric door. To the rear is a pleasant enclosed paved garden.

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 1000 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

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture
Plan produced using PlanUp.

Energy performance certificate (EPC)		
36, Chedworth Road LINCOLN LN2 4SL	Energy rating D	Valid until: 30 September 2029
		Certificate number: 9369-2899-6009-9001-1355

Property type	Semi-detached house
Total floor area	45 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 D. It has the potential to be B.

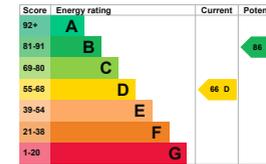
[See how to improve this property's energy efficiency.](#)

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



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 others 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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