



27 Bradbury Avenue
Lincoln

BROWN & CO



27 Bradbury Avenue, Lincoln, LN5 9AP

An excellently presented detached bungalow, pleasantly situated within a popular residential location and conveniently placed for a good range of local amenities.

The well-proportioned accommodation comprises an entrance hall, a comfortable living room opening through to a dining area, a recently fitted kitchen, three bedrooms, and a modern bathroom.

Offered for sale with no onward chain, the property further benefits from a driveway providing off-road parking, a single garage, and low-maintenance gardens to both the front and rear, making it an ideal home for a range of buyers.



ACCOMMODATION

Entrance Hall

Entrance door, double glazed window to front, radiator.

Living Room

Double glazed windows to front and side, fire with surround, radiator, opening into dining area.

Dining Area

Double glazed window to side, radiator.

Inner Hallway

Loft access, radiator.

Kitchen

Double glazed window and entrance door to side, stainless steel drainer sink, worktops, matching base and eye level storage units, integrated oven and hob with extractor over, spaces for washing machine and fridge freezer.

Bedroom One

Double glazed French doors to rear, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, built in wardrobe, radiator.

Bathroom

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

Outside

The property is accessed via a concrete driveway with gated access giving vehicular access to a garage. The front garden is paved and gravelled, whilst gated access to both sides leads to an enclosed rear garden which is also paved and gravelled.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band B

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 1000 Mbps and an upload speed of 100 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

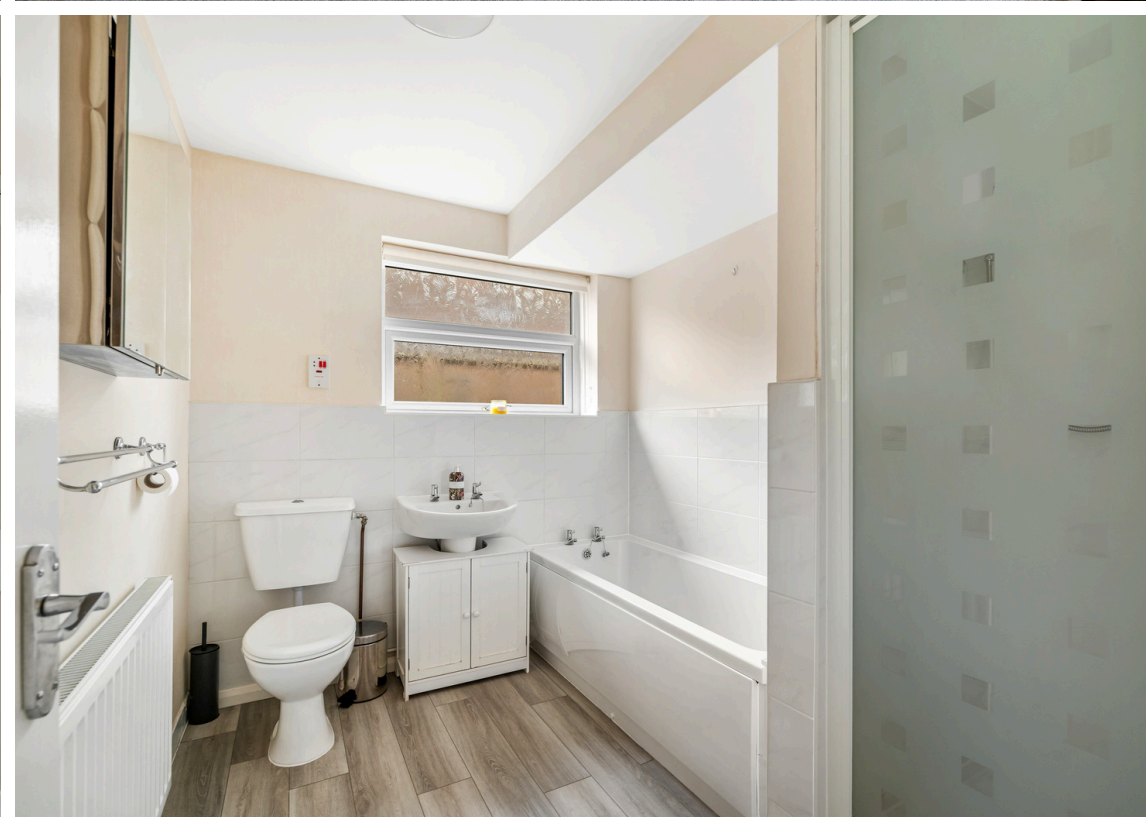
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

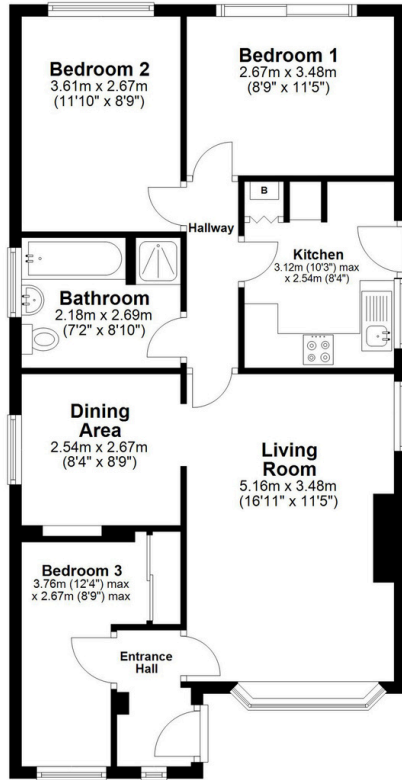
01522 504304

lincolnresidential@brown-co.com





Ground Floor
Approx. 74.0 sq. metres (796.5 sq. feet)



Total area: approx. 74.0 sq. metres (796.5 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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27 Bradbury Avenue, Lincoln

Energy performance certificate (EPC)

| | | |
|--|---------------|--|
| 27 Bradbury Avenue LINCOLN LN5 9AP | Energy rating | Valid until: 26 April 2036 |
| | C | Certificate number: 6100-7676-0122-6628-3463 |

| | |
|------------------|-------------------|
| Property type | Detached bungalow |
| Total floor area | 73 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 C. It has the potential to be C.

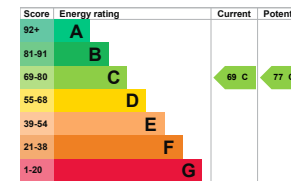
[See how to improve this property's energy efficiency.](#)

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