



15 Victoria Terrace  
Lincoln

**BROWN & CO**



## 15 Victoria Terrace, Lincoln, LN1 1HZ

A two storey, six-bedroom mid terrace property situated in the City Centre and close to Lincoln University.

The property was let until July 2025 at £2,146.70 pcm (£25,245 p/a).

There is potential to earn a further £430 pcm by letting the sixth bedroom.

The property is currently being sold with Vacant Possession..



### DESCRIPTION

OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION.

A two storey, six-bedroom mid terrace property situated in the City Centre and close to Lincoln University. The property was let until July 2025 at £2,146.70 pcm (£25,245 p/a). There is potential to earn a further £430 pcm by letting the sixth bedroom.

### DIRECTIONS

Entering Lincoln on the B1308 Yarborough Road proceed down the hill until you reach a left hand turn onto Victoria Terrace. The property can be found on your right-hand side.

<https://what3words.com/slug.wins.robots>

### ACCOMMODATION

The ground floor comprises a kitchen, communal living room, shower room and two double bedrooms with stairs leading to the first floor.

To the first floor, there are four double bedrooms and shower room.

### Outside

The rear elevation offers a fenced garden and a roof terrace with artificial grass and space for an outside table & barbeque.

### SERVICES

We understand the property has mains water, gas, electric and mains sewer connections.

### TENURE & POSSESSION

Freehold, subject to the existing assured shorthold tenancies.

### RENT

Please note the previous rent included bills for gas, electric, water, Wi-Fi and TV licence.

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard 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 Mulhall - 01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

## Energy performance certificate (EPC)

15, Victoria Terrace LINCOLN LN1 1HZ	Energy rating <b>D</b>	Valid until: 9 January 2029 Certificate number: 9208-9007-6299-5881-7934
--	---------------------------	---

Property type	Mid-terrace house
Total floor area	122 square metres

### Rules on letting this property

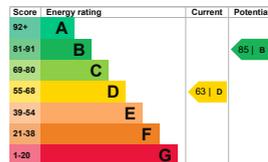
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

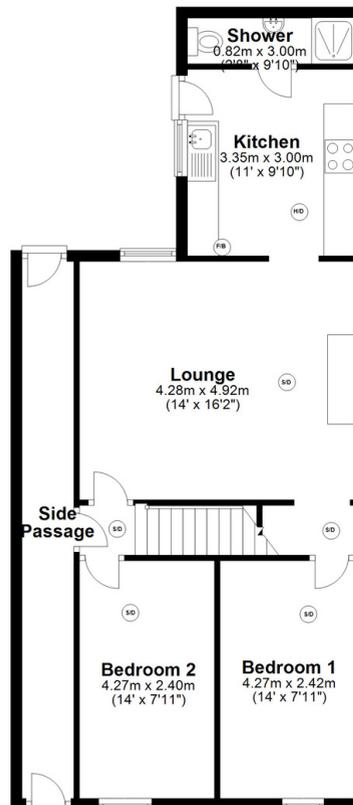
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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



## First Floor



Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

15 Victoria Terrace, Lincoln

## 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

**Brown&Co**  
5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E [lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

**BROWN & CO**  
Property and Business Consultants