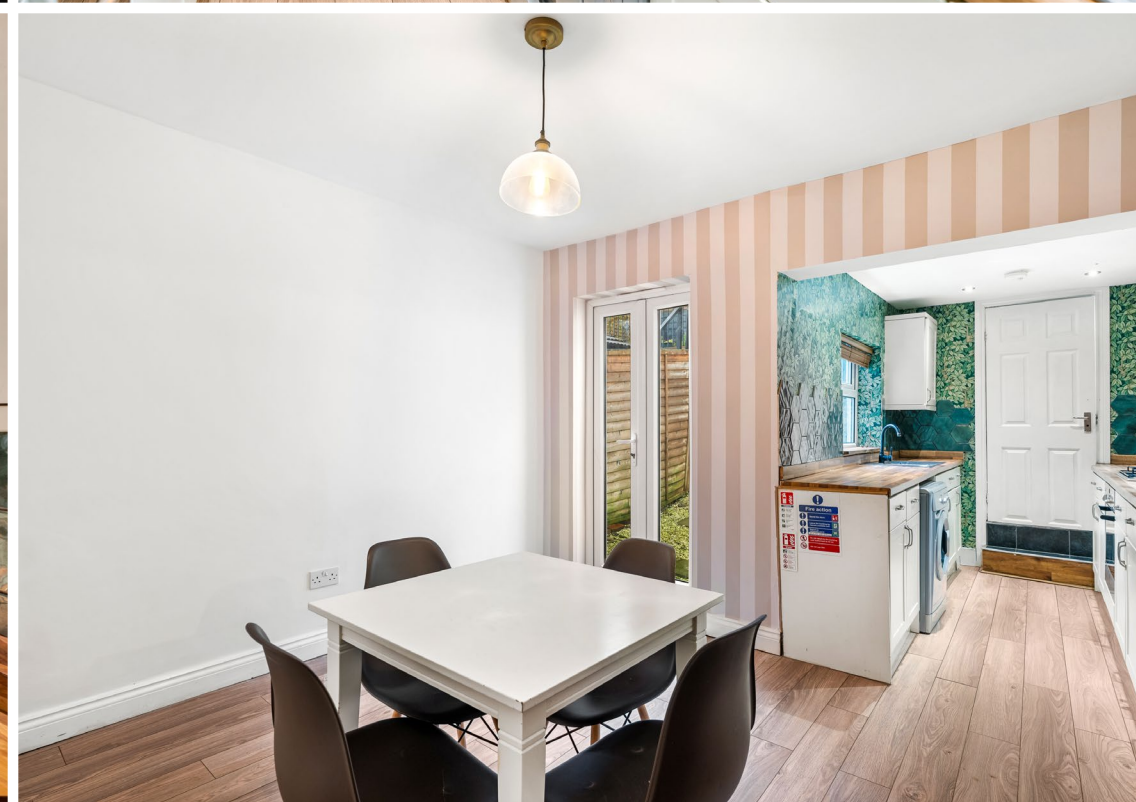




63 Alexandra Road
Lincoln

BROWN & CO



63 Alexandra Road, Lincoln

A well-presented three-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those seeking a character property close to Lincoln's vibrant City Centre.

The accommodation is arranged over two floors and blends traditional charm with comfortable modern living. The ground floor features a welcoming lounge, leading through to a bright and spacious Kitchen/diner ideal for family meals or entertaining. To the rear, a fitted kitchen provides ample storage and worktop space with a fitted bathroom completing the ground floor. Upstairs, the property offers three bedrooms, including a generous main bedroom to the rear and two further rooms suitable for children, guests or home-office use.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space for relaxing or gardening. Parking is available on-street via a residents pass.



ACCOMMODATION

Entrance Hall

With stairs to first floor and door to,

Lounge

Double glazed casement window to front elevation, fireplace (not currently in use), double radiator.

Kitchen/Diner

Double glazed French doors to rear elevation and double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four ring gas hob with extractor over, space and plumbing for washing machine, fireplace (not currently in use), under stairs storage cupboard, double radiator, door to;

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panel bath with shower mixer tap, low flush WC, pedestal wash basin, heated towel rail.

First Floor

Bedroom One

Double glazed casement window to rear elevation, airing cupboard housing Worcester boiler, further built in wardrobe, radiator.

Bedroom Two

Double glazed casement window to front elevation, double radiator.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Landing

With loft access and radiator.

Outside

The front elevation offers a small garden area and on street parking via a resident permit pass. The rear elevation offers a gravelled yard area with steps leading to a further decked area and sloping garden along with a pedestrian gate leading to the shared side passageway.

Services

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

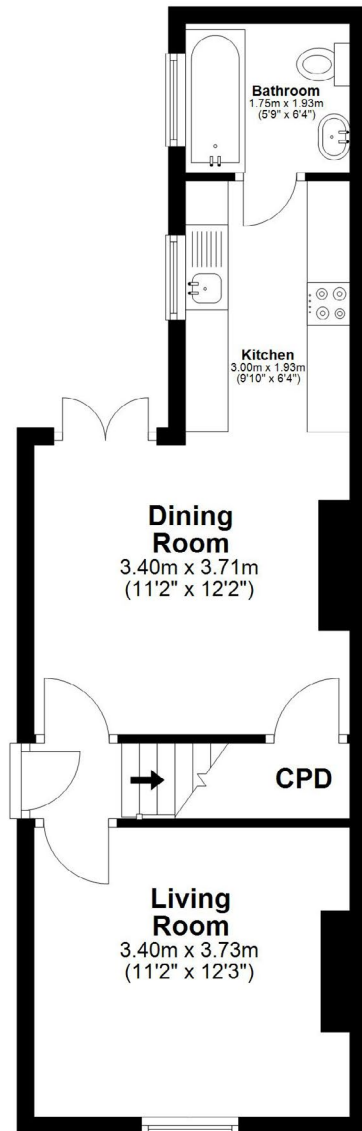
Buyer Identity Check

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.



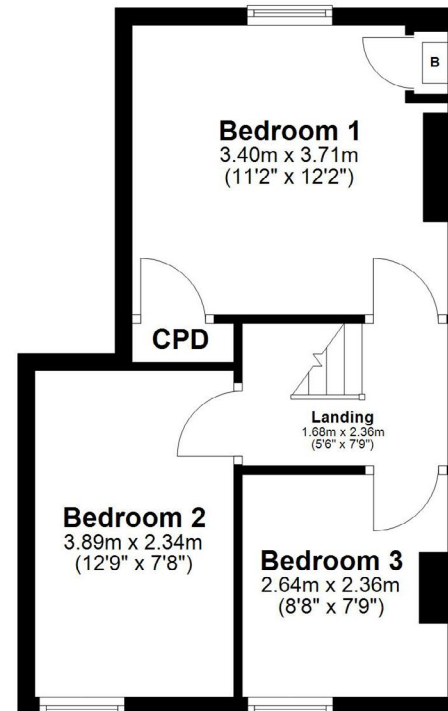
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 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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Plan produced using PlanUp.

63 Alexandra Terrace, Lincoln





Directions - LN1 1JF
 Entering Lincoln on the B1273 Yarborough Road proceed until you reach a left hand turn onto Victoria Street and then left again onto Alexandra Terrace and the property can be found on your right.

<https://what3words.com/cable.appear.yard>

Broadband & Mobile
 We understand from the Ofcom website that standard and Ultra fast broadband are available in the area with a max download speed of 1800mbps and max upload speed of 1000 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Energy performance certificate (EPC)																																		
63 Alexandra Terrace LINCOLN LN1 1JF	Energy rating	Valid until: 14 August 2033																																
	D	Certificate number: 9359-3029-6208-7417-4204																																
Property type		Mid-terrace house																																
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).																																		
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.																																		
<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>65 D</td> <td>86 B</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	65 D	86 B	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:</p> <p>the average energy rating is D the average energy score is 60</p>
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Agent
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