

01522 504304

1 Mint Lane, Lincoln, LNI IUD

jhwalter.co.uk



27 Tiber Road, North Hykeham, Lincoln

£176,000



- ▶ Modern three storey townhouse
- ▶ Master bedroom with en-suite
- ▶ Popular residential area
- ▶ Allocated parking space
- ▶ No onward chain



3



1



2



**DESCRIPTION**

A modern three storey townhouse situated within the popular residential area of North Hykeham. It benefits from spacious accommodation comprising of entrance hall, cloakroom, kitchen and living room to the ground floor, two double bedrooms and bathroom to the first floor, along with the master bedroom with dressing area and en-suite to the second floor. Outside is an enclosed rear garden and allocated parking space, the property is also sold with no onward chain.

**Accommodation****Ground Floor****Entrance Hall**

Front entrance door, stairs rising to first floor, cloaks cupboard, radiator.

**WC**

Double glazed window to front, low level WC, vanity wash basin with tiled splash back, tiled flooring, extractor, radiator.

**Kitchen**

Double glazed window to front, one and a half stainless steel drainer sink, preparation work surfaces, base and eye level storage units, four ring gas hob with oven below and extractor over, tiled splash backs, space for fridge freezer, washing machine, and dishwasher, wall mounted central heating boiler housed in cupboard, tiled flooring, radiator.

**Living Room**

Double glazed windows and French doors to rear, under stairs storage cupboard, radiator.

**First Floor Landing**

Stairs rising to second floor, radiator.

**Bedroom Two**

Two double glazed windows to front, radiator.

**Bedroom Three**

Double glazed window to rear, radiator.

**Bathroom**

Low level WC, vanity wash basin, bath with shower attachment, tiled flooring, radiator.

**Second Floor****Bedroom One**

Double glazed window to front, loft access, airing cupboard housing hot water cylinder, opening into:

**Dressing Area**

Velux window to rear, fitted wardrobes, radiator.

**En-Suite**

Velux window to rear, low level WC, vanity wash basin, shower cubicle, tiled flooring, extractor, radiator.

**Outside**

The property has an enclosed rear garden which is laid to lawn with a paved patio, fenced perimeter with gated rear access and a shed.

**BUYER IDENTITY CHECK**

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

**PLEASE NOTE:**

There is a maintenance charge of £300 per annum, and the parking space is on a lease with a charge of £80 per annum. For more information please contact the agent.

**VIEWING**

Viewing of this property is highly recommended, to organise please contact JHWalter.

**LOCAL AUTHORITY**

North Kesteven District Council: 01529 414155

**COUNCIL TAX**

Band C

**VIEWING**

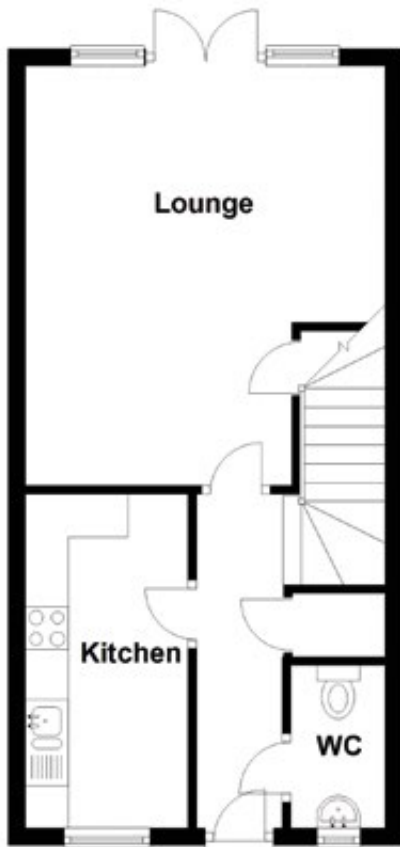
Viewing of this property is highly recommended, to organise please contact JHWalter.

**AGENT**

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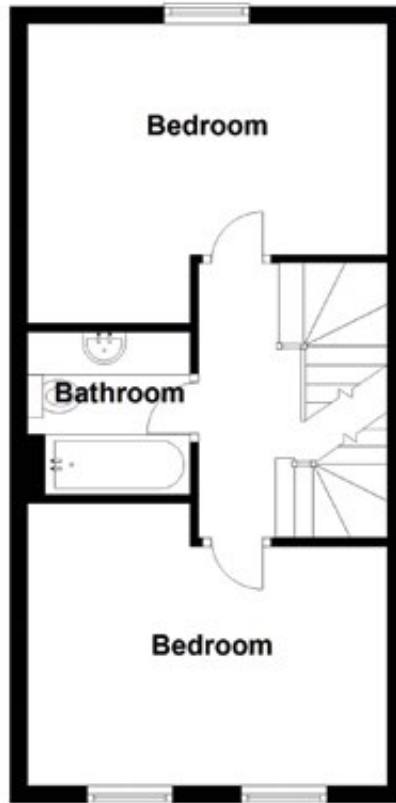
**Ground Floor**

Approx. 37.4 sq. metres (402.4 sq. feet)



**First Floor**

Approx. 37.4 sq. metres (402.4 sq. feet)



**Second Floor**

Approx. 30.0 sq. metres (322.7 sq. feet)



**Total area: approx. 104.7 sq. metres (1127.4 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.



**Energy Performance Certificate** HM Government

27, Tiber Road, North Hykeham, LINCOLN, LN6 9ST

Building type: 3BA terrace house  
 Date of assessment: 22 January 2020  
 Date of certificate: 22 January 2020

Reference number: 0964-2020-6064-2020-1121  
 Type of assessment: Full/Fair energy rating  
 Total floor area: 102 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making measurement measures

**Estimated energy costs of dwelling for 3 years:** £ 1,265  
**Over 3 years you could save:** £ 156

**Estimated energy costs of this home:**

Current costs	Potential costs	Potential future savings
Lighting: £ 1,463 over 3 years	£ 1,265 over 3 years	£ 198 over 3 years
Heating: £ 1,200 over 3 years	£ 1,107 over 3 years	£ 93 over 3 years
Hot Water: £ 584 over 3 years	£ 500 over 3 years	£ 84 over 3 years
<b>Total: £ 3,247</b>	<b>£ 2,872</b>	<b>£ 375</b>

These figures show how much the average household would spend at this property for heating, lighting and hot water over a 3 year period of energy used for individual households. This includes energy use for heating appliances like TVs, computers and cookers, and electricity generated by home-generation.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a building in England and Wales is Band D (rating 60). The EPC rating shows how to improve energy efficiency and how much you can save on energy bills. The EPC rating also shows how much you can save on energy bills.

**Top actions you can take to save money and make your home more efficient:**

Recommended measure	Initial cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£10	£ 67
2. Low energy heating	£6,500 - £8,000	£ 2,528
3. Solar photovoltaic panels, 2.0 kW	£5,000 - £8,000	£ 1,082

These figures are for your measure only and do not include the cost of the energy saving measure. The cost of the energy saving measure is shown in the table above.

Need to know more??

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



Money talks...

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**IMPORTANT NOTICE**

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