

01522 504304

1 Mint Lane, Lincoln, LNI 1UD

jhwalter.co.uk

JHW *home*



30 St Marys Avenue, Welton, Lincoln

£159,950



- ▶ End terrace
- ▶ Highly sought after village location
- ▶ Spacious living accommodation
- ▶ Single garage
- ▶ No onward chain



3



2



1

DESCRIPTION

Situated in the highly sought after village of Welton which benefits from plenty of on hand local amenities as well as excellent schools. This end of terrace briefly comprises of entrance hall, living room, dining room and kitchen to the ground floor; along with three bedrooms and a bathroom to the first floor. The property also benefits from a garage, gardens to front and rear, and is sold with no onward chain.

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door, stairs rising to first floor landing, radiator.

Living Room 3.94m x 3.86m (max) (12'11 x 12'8)

Double glazed window to front, gas fire set to hearth with decorative surround and mantle over, radiator. Archway to:

Dining Room 3.13m x 2.29m (10'3 x 7'6)

Double glazed entrance door and window to rear, radiator, arch opening into:

Kitchen 3.12m x 2.41m (10'3 x 7'11)

Double glazed window to rear, storage cupboard, stainless steel drainer set, preparation work surfaces, base and eye level storage units, space for cooker, fridge freezer and washing machine, radiator.

First Floor Landing

Bedroom One 3.88m x 2.92m (max) (12'9 x 9'7)

Double glazed window to front, airing cupboard housing wall mounted boiler, fitted wardrobe, radiator.

Bedroom Two 3.26m x 2.69m (max) (10'8 x 8'10)

Double glazed window to rear, radiator.

Bedroom Three 2.47m x 2.08m (8'1 x 6'10)

Double glazed window to front, storage cupboard, radiator.

Bathroom 2.07m x 1.66m (6'9 x 5'5)

Double glazed window to rear. Low level WC, pedestal wash hand basin, bath with wall mounted shower unit over, shower rail and curtain, tiled walls, radiator.

OUTSIDE

To the front is a lawned garden with path leading to the front door. To the rear is a paved patio, lawn, fenced perimeter and single detached garage.

TENURE

Freehold. For sale by private treaty.

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.

LOCAL AUTHORITY

West Lindsey District Council - 01427 676676

COUNCIL TAX

Band B

AGENT

James Drabble
01522 504304
info@jhwalter.co.uk



Energy Performance Certificate HM Government

30, St Marys Avenue, Welton, LINCOLN, LN2 3LN Reference number: 8773-7829-5469-9452-3902

Dwelling type: End-terrace house Date of assessment: 02 November 2017 Type of assessment: RDSAP, existing dwelling

Date of certificate: 02 November 2017 Total floor area: 70 m²

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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

Estimated energy costs of dwelling for 3 years:	€ 2,822
Over 3 years you could save	€ 483

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	€ 216 over 3 years	€ 147 over 3 years	
Heating	€ 1,473 over 3 years	€ 1,205 over 3 years	
Hot Water	€ 330 over 3 years	€ 192 over 3 years	
Totals	€ 2,822	€ 1,598	€ 1,224

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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 potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	€4,000 - €6,000	€ 114	Yes
2 Low energy lighting for all fixed outlets	€35	€ 63	Yes
3 Replace boiler with new condensing boiler	€2,200 - €3,000	€ 150	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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...

Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!



IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD, Registered in England and Wales. Registration Number: 0C334615

JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD
DX 11056 Lincoln | E info@jhwalter.co.uk
T 01522 504304 | F 01522 512720
www.jhwalter.co.uk