

01522 504304

1 Mint Lane, Lincoln, LNI 1UD

jhwalter.co.uk

JHW *home*



36 Edgehill, Lincoln

£125,000



- ▶ Modern end of terrace
- ▶ Popular residential location
- ▶ Ideal first time buy or buy to let
- ▶ Two double bedrooms
- ▶ Large kitchen / dining room



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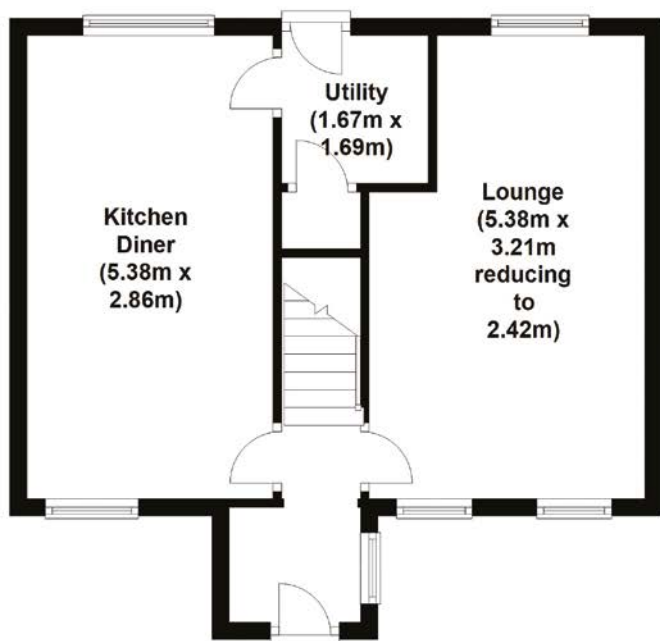


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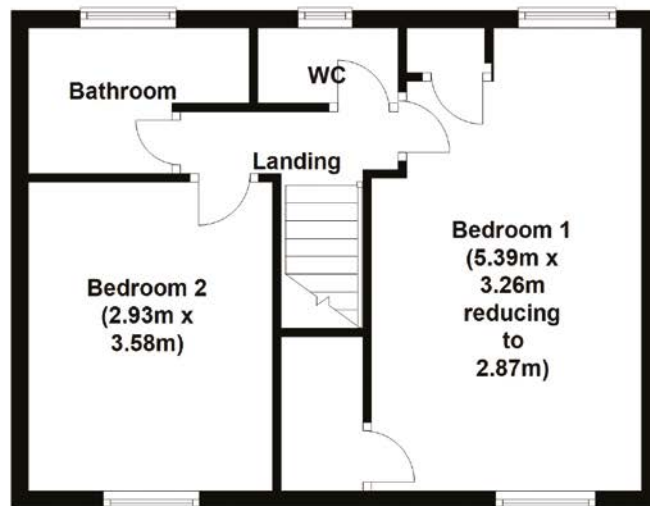
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



DESCRIPTION

Situated in this popular residential area, this modern end of terrace offer spacious and well maintained living accommodation briefly comprising of entrance hall, living room, kitchen / dining room and utility to the ground floor, along with two bedrooms, bathroom and WC to the first floor. The property also benefits from enclosed gardens to the front and rear.

ACCOMMODATION

Ground Floor

Entrance Hall

uPVC double glazed entrance door and window, staircase rising to first floor, wood effect flooring, coving to ceiling, radiator.

Kitchen / Dining Room 5.38m x 2.86m (17'8 x 9'5)

uPVC double glazed windows to front and rear elevations, one and a half stainless steel drainer sink inset to preparation work surfaces with a range of matching base and eye level units comprising of cupboards and drawers, integrated four ring gas hob with oven below and extractor hood over, integrated dishwasher, complimentary tiled splash backs, wood effect flooring, coving to ceiling, radiator.

Utility 1.69m x 1.67m (5'6 x 5'6)

Entrance door providing access to rear garden, space for fridge freezer, washing machine and tumble dryer, wall mounted central heating boiler, under stairs storage cupboard.

Living Room 5.38m x 3.21m max (17'8 x 10'6)

Two uPVC double glazed windows to front elevation, further uPVC double glazed window to rear elevation, wood effect flooring, coving to ceiling, radiator.

First Floor

Bedroom One 5.39m x 3.26m max (17'8 x 10'8)

uPVC double glazed windows to front and rear elevations, two storage cupboards, coving to ceiling, radiator.

Bedroom Two 3.58m x 2.93m (11'9 x 9'7)

uPVC double glazed window to front elevation, coving to ceiling, radiator.

Bathroom

uPVC double glazed window to rear elevation, bath with wall mounted shower unit over, shower rail and curtain, pedestal wash hand basin, tiled floor and walls.

WC

uPVC double glazed window to rear elevation, low level WC.

OUTSIDE

To the front elevation is a lawned garden with path leading to the front door, hedge and fenced perimeters, whilst to the rear the garden is also laid to lawn with space for garden shed and fenced perimeter.

TENURE

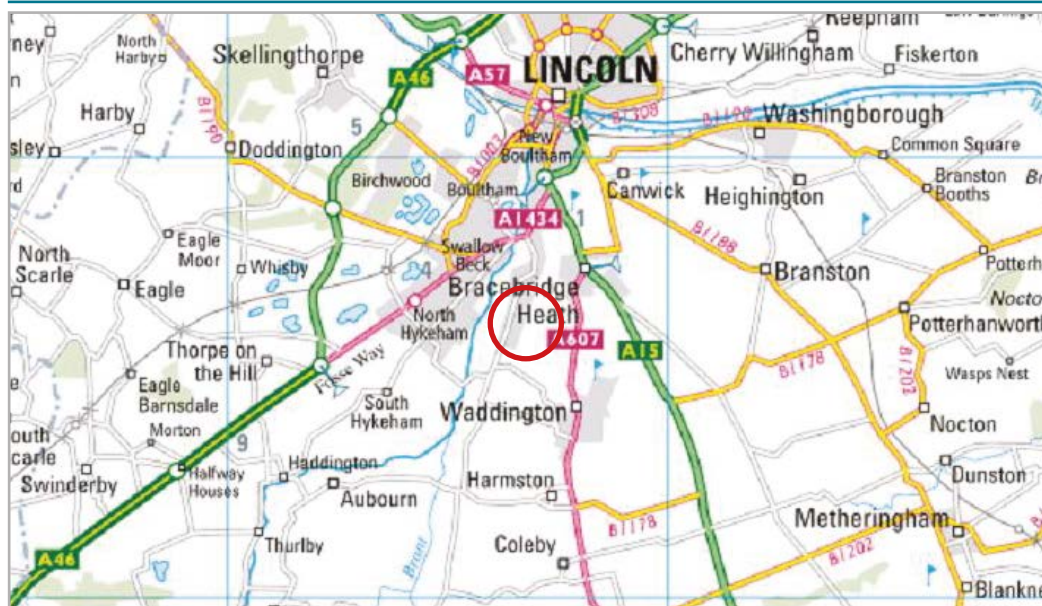
Freehold. For sale by private treaty.

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.

AGENT

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Energy Performance Certificate

36, Edgehill, LINCOLN, LN5 9TZ
 Dwelling type: End-terrace house
 Date of assessment: 17 May 2017
 Date of certificate: 17 May 2017
 Reference number: 0756-2813-6456-8091-6781
 Type of assessment: RPSAP: existing dwelling
 Total floor area: 80 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:		£ 2,118
Over 3 years you could save:		£ 360

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 324 over 3 years	£ 182 over 3 years
Heating	£ 1,500 over 3 years	£ 1,401 over 3 years
Hot Water	£ 294 over 3 years	£ 195 over 3 years
Totals	£ 2,118	£ 1,758

Energy Efficiency Rating

Current: E (65) Potential: B (81)

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 - £8,000	£ 123	Yes
2 Low energy lighting for all fixed outlets	£85	£ 141	Yes
3 Solar water heating	£4,000 - £8,000	£ 90	Yes

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0308 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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