



Moor Street, West End, Lincoln

£140,000

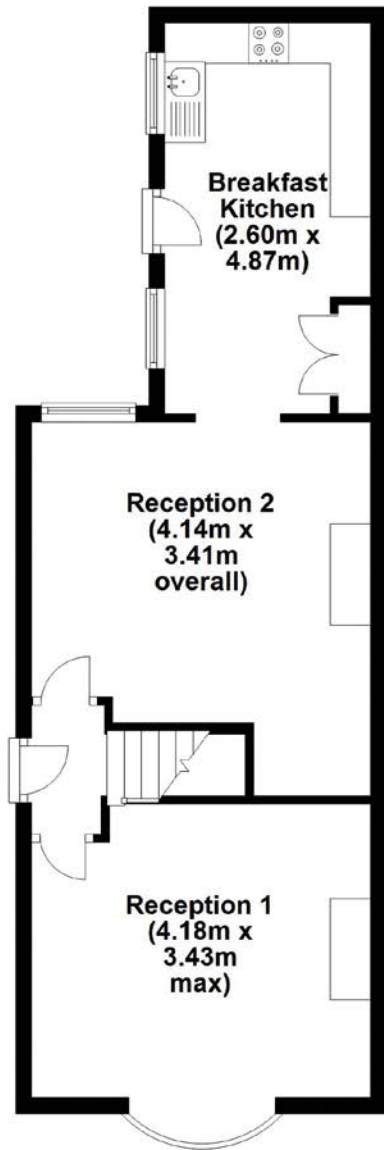


- ▶ Semi detached Victorian townhouse
- ▶ Sought after west end location
- ▶ Some cosmetic refurbishment required
- ▶ Excellent local amenities
- ▶ No onward chain



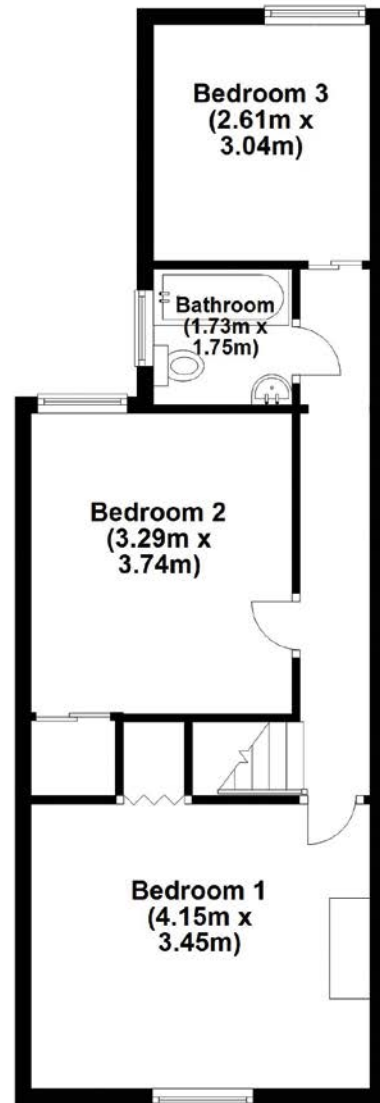
Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 96.0 sq. metres (1033.3 sq. feet)



DESCRIPTION

A three bedroom end terrace situated in the West End of the city. The property requires a scheme of modernisation, but offers an ideal opportunity for owner occupation or buy to let investment.

ACCOMMODATION

Entrance Hall

Stairs rising to first floor

Reception One 4.18m x 4.43m (max)

Double glazed bay window to front, fireplace with wooden surround and marble insert, flame effect fire, radiator.

Reception Two 4.14m x 3.41m

Double glazed window to rear, fireplace with wooden surround, marble insert and gas fire, understairs storage cupboard, radiator.

Kitchen 4.87m x 2.60m

Two double glazed windows to side, double glazed door to side, fitted wall and base units with stainless steel one and half bowl sink, space and plumbing for washing machine, double radiator.

First floor landing

With loft access and double radiator.

Bedroom One 4.15m x 3.45m

Double glazed window to front, built-in wardrobe, cast-iron fireplace, double radiator.

Bedroom Two 3.74m x 3.29m

Double glazed window to rear, built-in wardrobe, radiator.

Bedroom Three 3.04m x 2.61m

Double glazed window to rear, wall mounted gas boiler, radiator.

Bathroom 1.75m x 1.73m

Double glazed window to side, three piece suite comprising panelled bath, WC, wash basin, part tiled walls, radiator.

OUTSIDE

Walled garden to the side and rear.

SERVICES

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

TENURE & POSSESSION

Freehold with vacant possession.

BUYER IDENTITY CHECK

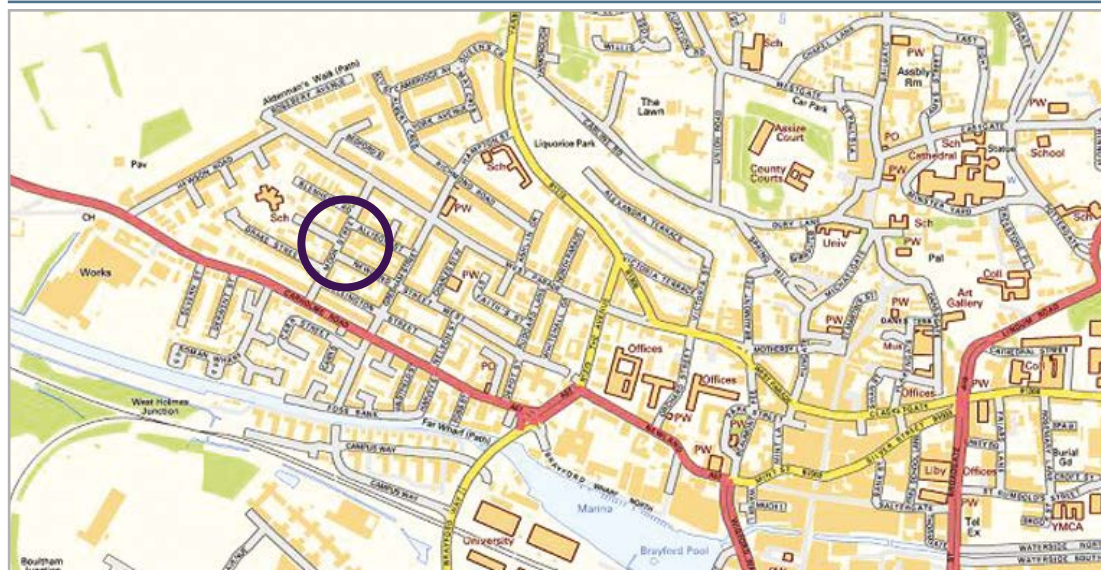
Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this

COUNCIL TAX

The property is in Band A

AGENT

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Energy Performance Certificate HM Government

4 Moor Street, LINCOLN LN1 1PW
 Dwelling type: Semi-detached house
 Date of assessment: 26 April 2019
 Date of certificate: 26 April 2019
 Reference number: 0061-2846-7440-9121-2611
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 94 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:	£ 3,480
Over 3 years you could save:	£ 1,233

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 198 over 3 years	You could save £ 1,233 over 3 years
Heating	£ 2,819 over 3 years	£ 1,854 over 3 years	
Hot Water	£ 395 over 3 years	£ 195 over 3 years	
Total	£ 3,490	£ 2,247	

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 ovens, 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 above 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 50). 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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 918
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 162
3 Low energy lighting for all fixed outlets	£25	£ 66

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

Go to www.gov.uk/energy-grants-calculator or call 0300 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...

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!



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