

01522 504304

1 Mint Lane, Lincoln, LNI 1UD

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JHW *home*



31 Aldergrove Crescent, Lincoln

£169,950



- ▶ Detached bungalow
- ▶ In need of refurbishment
- ▶ Popular residential area
- ▶ Spacious living accommodation
- ▶ No onward chain



3



1



2

DESCRIPTION

A spacious detached bungalow which is need of a scheme of refurbishment and situated in the popular residential area of Doddington Park. The property currently comprises of entrance hall, living / dining room, kitchen, conservatory, master bedroom with en-suite, two further bedrooms and bathroom. The property also benefits from a driveway providing off street parking, single garage, enclosed rear gardens and is sold with no onward chain.

ACCOMMODATION

Entrance Porch

Entrance door to front elevation, double glazed window to side elevation, further door leading to:

Entrance Hallway

Door leading to garage, storage cupboard, loft access, radiator.

Living / Dining Room 6.29m x 4.09m

Double glazed window to side elevation, two radiators, fire, doors leading to:

Conservatory 2.64m x 2.53m

Doors leading to rear garden.

Kitchen 4.07m x 2.5m

Entrance door to side elevation, window to rear elevation, stainless steel drainer sink, base level storage units, space for cooker, space for fridge freezer, radiator.

Bedroom One 5.13m x 3.66m (max)

Double glazed window to rear elevation, radiator, door leading to:

En Suite

Window to side elevation, low level WC, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Two 3.27m x 2.51m

Double glazed window to front elevation, radiator.

Bedroom Three 2.54m x 2.30m

Double glazed window to front elevation, radiator.

Bathroom

Double glazed window to side elevation, matching suite comprising of low level WC, pedestal wash hand basin, bath, radiator.

OUTSIDE

The property is accessed via a driveway providing off street parking and leads to a single garage with up and over door to front and window to the side. The front garden is laid to lawn with gated side access leading to the rear garden which again is laid to lawn with paved patio and fenced perimeter.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

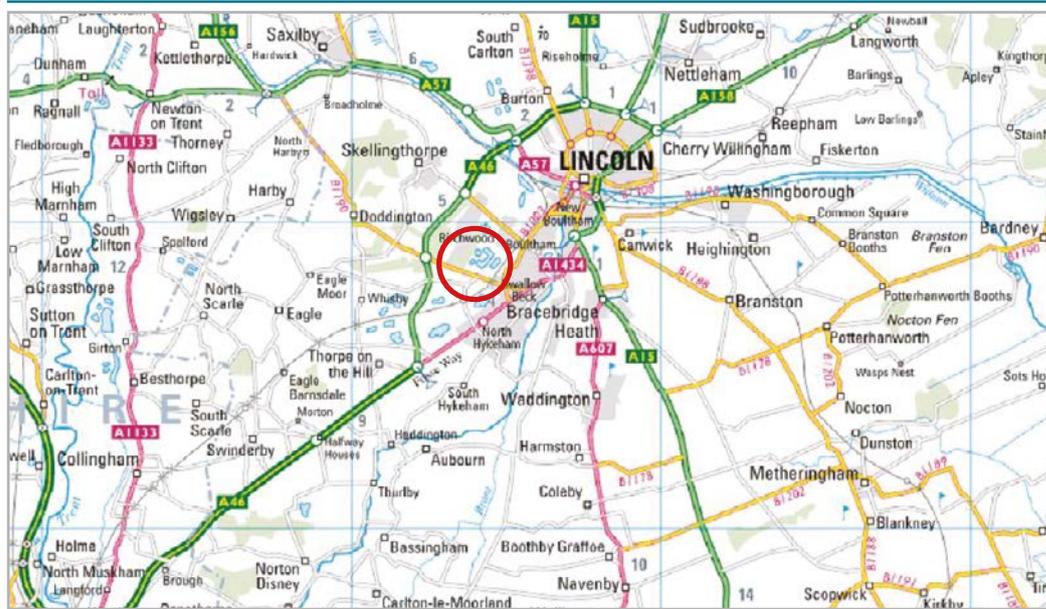
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

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.

AGENT

James Drabble 01522 504304 info@jhwalter.co.uk



Energy Performance Certificate HM Government

31, Aldergrove Crescent, LINCOLN LN6 0SJ
 Dwelling type: Detached bungalow
 Date of assessment: 05 October 2017
 Date of certificate: 05 October 2017
 Reference number: 8753-7220-5389-0485-5002
 Type of assessment: RSDAP, existing dwelling
 Total floor area: 87 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:	£ 3,267
Over 3 years you could save	£ 1,362

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 174 over 3 years	You could save £ 1,362 over 3 years
Heating	£ 2,652 over 3 years	£ 1,521 over 3 years	
Hot Water	£ 396 over 3 years	£ 270 over 3 years	
Totals	£ 3,267	£ 1,965	

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

Very energy efficient - best heating costs	Current	Potential	Very energy efficient - lowest heating costs
A (10-15)	D (41)	G (54)	A (10-15)
B (16-20)			B (16-20)
C (21-25)			C (21-25)
D (26-30)			D (26-30)
E (31-35)			E (31-35)
F (36-40)			F (36-40)
G (41-45)			G (41-45)

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 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.

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 Increase loft insulation to 270 mm	£100 - £350	£ 216	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 333	
3 Draught proofing	£80 - £120	£ 33	

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-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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