



Peel Street, Lincoln, LN5

£107,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

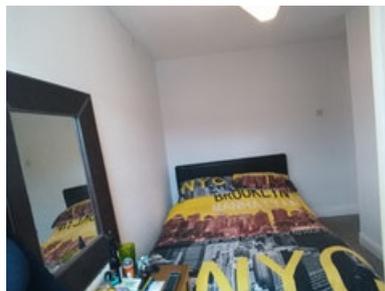
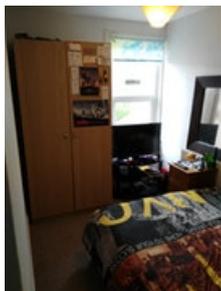
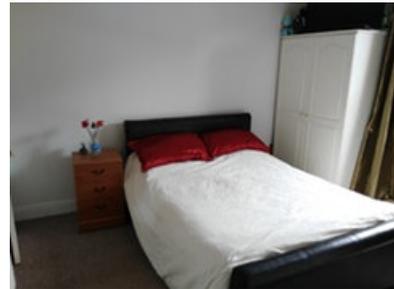
Priced To Sell - Excellent investment or 1st time purchase - central location just off the High Street - close to University - potential 3 letting bedrooms - 2 separate reception rooms - 2 double bedrooms - 1st floor refitted bathroom - modern kitchen - upvc double glazing - gas central heating with

Key features:

- ideal investment property
- close to university and city centre
- 2 double bedrooms
- potential 3 letting bedrooms
- enclosed gardens
- outbuilding

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1143.96 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Priced To Sell - Excellent investment or 1st time purchase - central location just off the High Street - close to University - potential 3 letting bedrooms - 2 seperate reception rooms - 2 double bedrooms - 1st floor refitted bathroom - modern kitchen - upvc double glazing - gas central heating with refitted combi boiler - enclosed gardens - outbuilding - viewing recomded

A well presented traditional mid terraced house which is in excellent condition enjoying a recently refitted bathroom, refitted combi boiler, replacement carpets and redecoration. Considered suitable for investors and 1st time buyers due to the very convenient central location.

Lounge with window to front

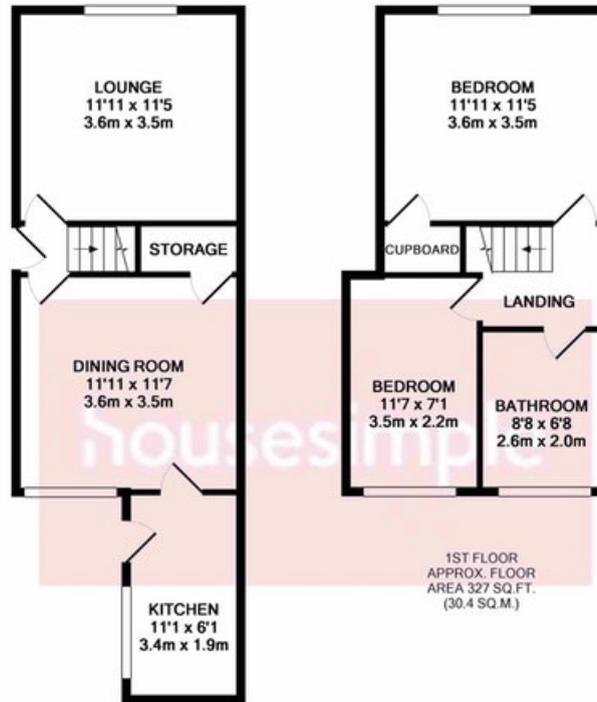
Dining/Living room with understairs cupboard, window to rear, door into

Kitchen with modern fitted eye and base level units, wall mounted combination boiler, external door into garden

On the 1st floor there are 2 double bedrooms served by a very well appointed bathroom having tiled floor and walls, modern fitted suite comprising rolled top bath, wash hand basin and seperate shower cubicle

Externally there are well maintained enclosed lawned gardens with a very useful outbuilding measuring 13'0 x 6'8 having window and double glazed patio doors

Floor plan:



1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate:

Energy Performance Certificate

13, Peel Street, LINCOLN, LN5 8AB

Dwelling type: Mid-terrace house	Reference number: 8441-6427-5720-6451-9922
Date of assessment: 29 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 March 2019	Total floor area: 61 m ²

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:	£ 2,229
Over 3 years you could save	£ 483

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 483 over 3 years</p> </div>
Heating	£ 1,809 over 3 years	£ 1,407 over 3 years	
Hot Water	£ 246 over 3 years	£ 165 over 3 years	
Totals	£ 2,229	£ 1,746	

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

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #66c2e0; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #f1c232; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #e67e22; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #c0392b; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #8e44ad; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th></tr> <tr><td style="text-align: center;">82</td></tr> </table>	Current	82	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">82</td></tr> </table>	Potential	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 315
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 87
3 Solar water heating	£4,000 - £6,000	£ 78

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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MISREPRESENTATION ACT, 1967.

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