



Sidney Street, Lincoln, LN5

£125,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

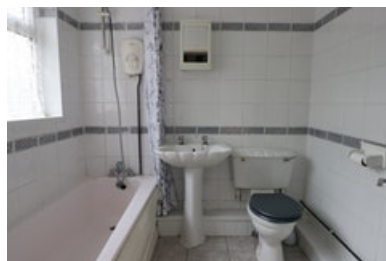
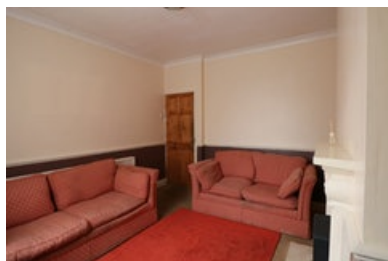
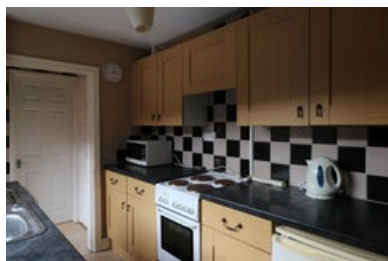
We are proud to present this well-maintained, 3 bedroom terraced property located on a quiet cul-de-sac in the heart of this much sought after area of Lincoln, within close proximity to local shops, amenities and excellent schools.

Key features:

- Quiet cul-de-sac
- Sought After Area
- Minutes from Lincoln City Centre
- Three Bedrooms
- Two Reception Rooms
- Ideal for First Time Buyers

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1036.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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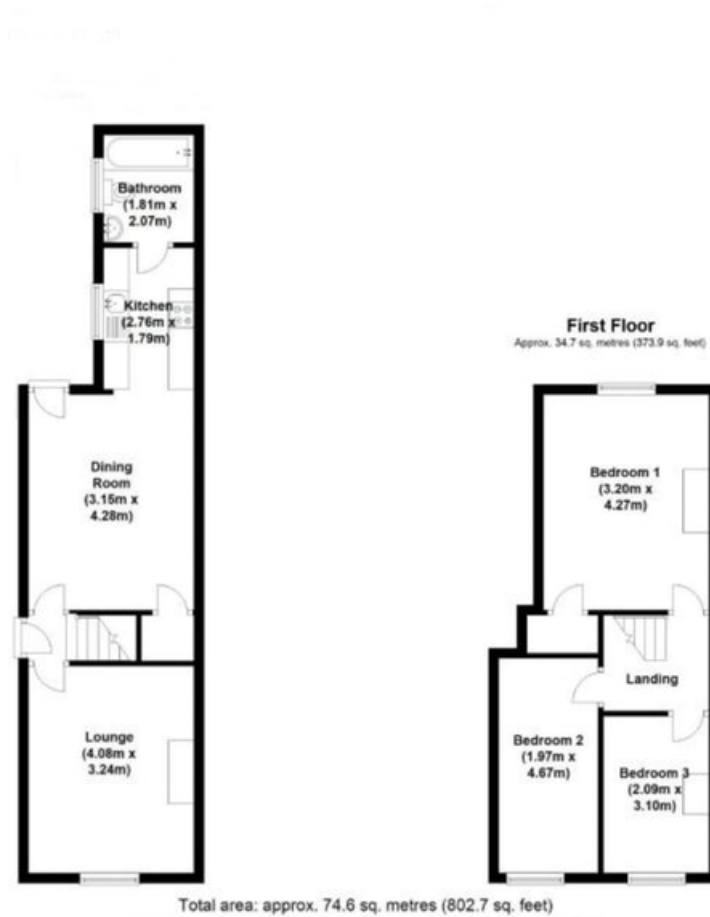
The property offers two reception rooms including living room, and dining room, well appointed kitchen and downstairs family bathroom.

Boasting period charm and an enclosed yard to rear, this is a must see for investors and first time buyers alike.

Located within minutes of Lincoln City centre and Approx 1.5 miles from the A46 motorway network, giving easy access to the A1M and wider region.

Viewings highly recommended!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

40, Sidney Street, LINCOLN, LN5 8BT

Dwelling type: Mid-terrace house	Reference number: 8904-8466-5429-8097-6513
Date of assessment: 16 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 May 2019	Total floor area: 74 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:	£ 3,045
Over 3 years you could save	£ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 183 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 969 over 3 years </div>
Heating	£ 2,517 over 3 years	£ 1,698 over 3 years	
Hot Water	£ 282 over 3 years	£ 195 over 3 years	
Totals	£ 3,045	£ 2,076	

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 - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="border: none;">Current</th> <th style="border: none;">Potential</th> </tr> <tr> <td style="border: none; text-align: center;">60</td> <td style="border: none; text-align: center;">61</td> </tr> </table>	Current	Potential	60	61	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.
Current	Potential					
60	61					

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	£ 585
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Low energy lighting for all fixed outlets	£15	£ 54

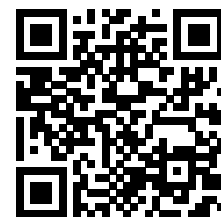
See page 3 for a full list of recommendations for this property.

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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