



Woodfield Avenue, Lincoln, LN6

£75,000
Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Lincoln.

Key features:

- ideal investment or 1st time buy
- 1st floor flat
- private gardens
- no chain

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 54 years remaining
Ground Rent: £40.00 per-annum

Ideal 1st time or investment purchase - 1st floor flat - 2 bedrooms - NO CHAIN

A 1st floor flat in need of some TLC, located in this sought after location at the South of the City offered for sale with no ongoing chain, benefitting from gas central heating and upvc double glazing and enjoying its own private garden.

Kitchen with a range of fitted units

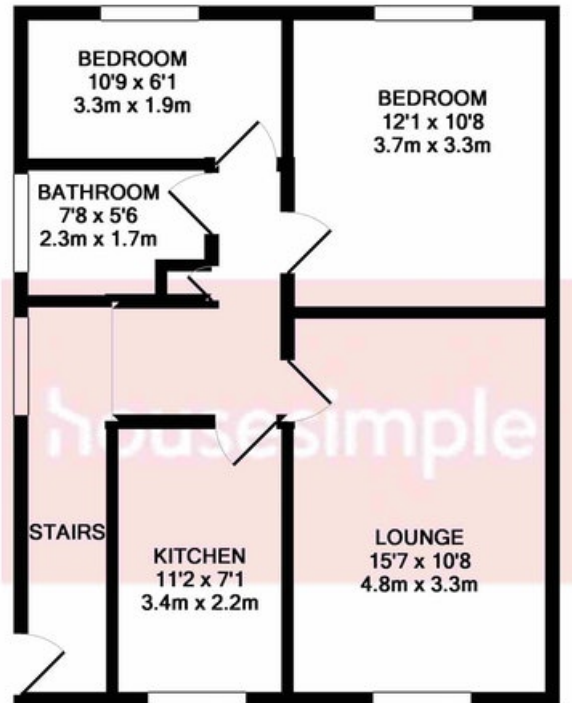
Lounge with window to front

2 bedrooms overlooking the rear gardens

Bathroom with fitted suite

Externally there is a garden located at the rear of the property

Floor plan:



TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.2 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

164, Woodfield Avenue, LINCOLN, LN6 0LR

Dwelling type: Top-floor flat **Reference number:** 0578-7035-7221-2574-8964
Date of assessment: 03 September 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 September 2014 **Total floor area:** 56 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:	£ 4,155
Over 3 years you could save	£ 2,082

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,082 over 3 years </div>
Heating	£ 3,294 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 714 over 3 years	£ 684 over 3 years	
Totals	£ 4,155	£ 2,073	

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

Current	Potential
37	67

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.

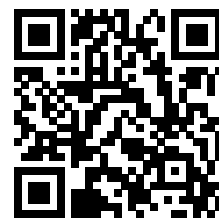
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,092
2 Cavity wall insulation	£500 - £1,500	£ 717
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 270

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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