



Dogdyke Road, Lincoln, LN4

£75,000

None

Tenure: Freehold, **Bedrooms:** 2

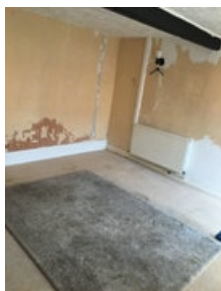
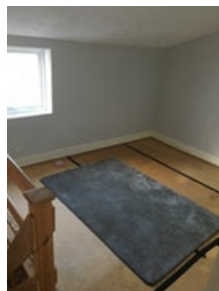
We are delighted to present this Two Bed End Terraced House located in Coningsby on the outskirts of Lincoln. The property offers an ideal renovation project. The property comprises of: Two bedrooms, family bathroom with bath, living room, Kitchen. To the outside

Key features:

- ****Renovation Project****
- Enclosed Patio Garden
- Gas Central Heating
- Outhouse
- PERFECT FIRST TIME BUY
- INVESTMENT
- BUY TO LET
- NO ONWARD CHAIN
- MOTIVATED VENDOR
- INTERNAL VIEWING A MUST!
- RECENTLY REDUCED

Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band A (£1117.08 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



We are delighted to present this Two Bed End Terraced House located in Coningsby on the outskirts of Lincoln. The property offers an ideal renovation project. The property comprises of: Two bedrooms, family bathroom with bath, living room, kitchen. To the outside is an enclosed patio garden and outhouse. Street parking. Close to local amenities, bus routes, schools catchment area, nearby local park, a short drive to Lincoln & motorway networks.

Living Room - Power points, Double glazed window, Fireplace.

Kitchen - Single oven, gas hob, room for additional appliances, wall & base units.

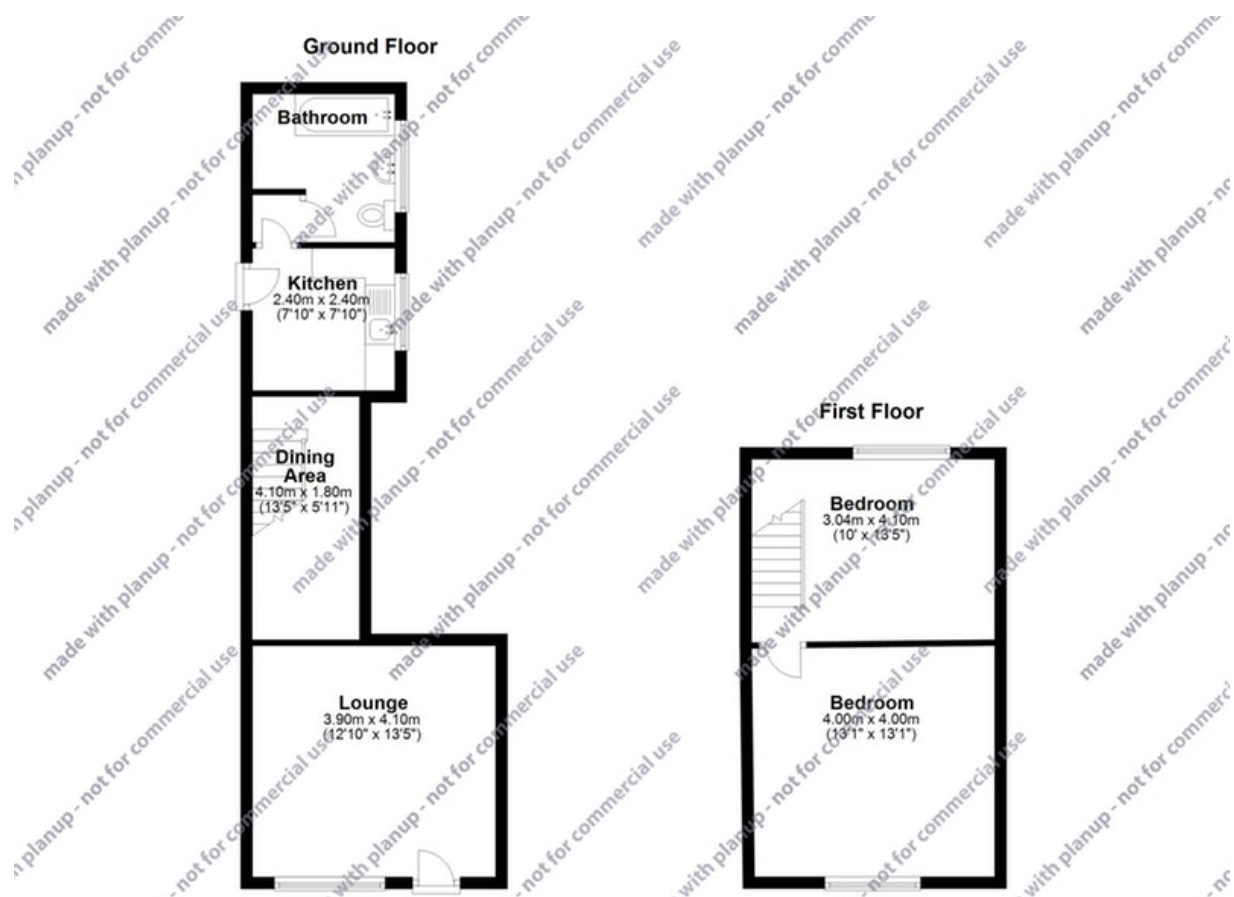
Bedroom - Double Bedroom with double glazed window, single radiator & power points with.

Family Bathroom - Family Bathroom with bath & tap attachment shower, wash basin, toilet & double glazed frosted window.


Bedroom Two - Double Bedroom with double glazed window, power points & single radiator.

Outside - Enclosed patio garden with brick outhouse.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

10, Dogdyke Road, Coningsby, LINCOLN, LN4 4TD

Dwelling type: End-terrace house **Reference number:** 9262-2889-7922-9291-3181
Date of assessment: 11 December 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 December 2019 **Total floor area:** 64 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:	£ 3,987
Over 3 years you could save	£ 2,193

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 168 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 2,193 over 3 years </div>
Heating	£ 3,216 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 468 over 3 years	£ 198 over 3 years	
Totals	£ 3,987	£ 1,794	

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: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>Current</p> <div style="background-color: #e91e63; color: white; padding: 5px; border: 1px solid white; border-radius: 50%; width: 30px; height: 30px; margin: 0 auto;">38</div> </div> <div style="width: 50%; text-align: center;"> <p>Potential</p> <div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; border-radius: 50%; width: 30px; height: 30px; margin: 0 auto;">84</div> </div> </div>	<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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 351
2 Cavity wall insulation	£500 - £1,500	£ 198
3 Internal or external wall insulation	£4,000 - £14,000	£ 612

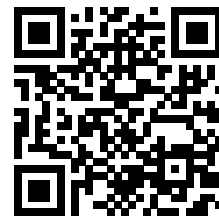
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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