



31 Archer Road

Branston, Lincoln, LN4 1NH



Book a Viewing!

£115,000

A modern two bedroom first floor apartment with well-appointed accommodation comprising of Communal Entrance, Entrance Hall, spacious Open Plan Living Kitchen Diner, two Double Bedrooms with fitted wardrobes and Bathroom. Outside there is allocated parking. The property further benefits from No Onward Chain and viewing is highly recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



LEASEHOLD INFORMATION

Years Remaining on Lease - 106 years

Annual Ground Rent - £0

Annual Service Charge Amount - £430.91

Service Charge Reviewed - Annually in September

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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ACCOMMODATION

HALL

With intercom system.

OPEN PLAN LIVING KITCHEN DINER

18' 6" x 22' 2" (5.66m x 6.77m), kitchen area fitted with a range of wall and base units with work surfaces over, eye-level electric oven and microwave, electric hob with extractor fan over, space for washing machine, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, laminate flooring, tiled splashbacks, spotlights and double glazed window. The living/dining areas have double glazed bay window, two electric radiators and spotlights.

BEDROOM 1

10' 1" x 8' 5" (3.08m x 2.57m), with double glazed window, double wardrobe and electric radiator.

BEDROOM 2

9' 7" x 8' 7" (2.94m x 2.64m), with double glazed window, double wardrobe and electric radiator.

BATHROOM

6' 3" x 5' 7" (1.92m x 1.72m), fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, towel radiator and spotlights.



OUTSIDE

Outside there is allocated parking.

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

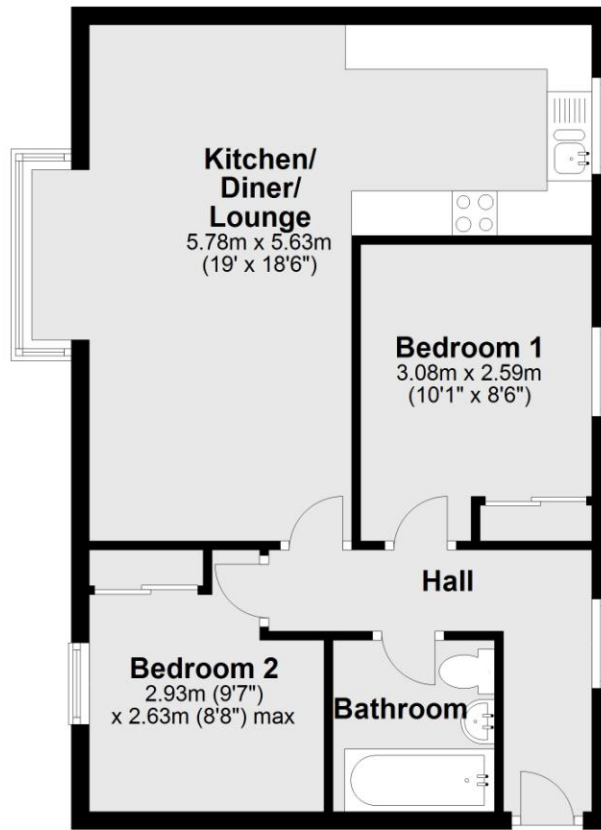
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

