



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.





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All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.



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 Coop, 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 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.

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 1/2 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" ($1.92m \times 1.72m$), 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.

Our detaile d web site shows all our available properties and a lso gives extens ive information on all aspects of moving home, local area information and helpfu I information for buyers and sellers. This can be found at mun dys.net

SELUNG 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

Slis & Better idge, 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 Callum 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 referralfee of up to £125.

Mundys Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in add ktion, 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 01 522 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 he loyou to work out the cost of financing your purchase.

- None of the services or equipment have been checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

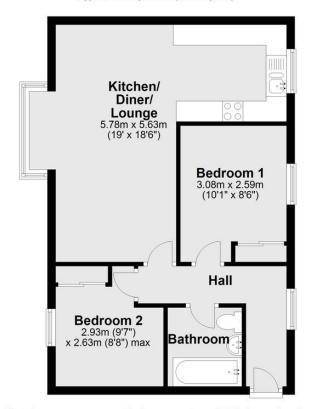
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makesevery effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a gene ralout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy s has any authority to make or give represe nation or warranty whatever in relation to this property.
- 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 a snot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 are 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.

