



Heathfield Avenue, Branston, Lincoln

£1,200 PCM


MARTIN&CO

Heathfield Avenue, Branston,
Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 11th July 2025

Deposit: £1,384

Unfurnished

- Semi-Detached Home
- Fitted Kitchen Diner
- Conservatory
- Downstairs Cloakroom
- Enclosed Rear Garden
- Driveway Parking
- EPC Rating - D
- Council Tax Band - C

Three bedroom semi-detached home within the popular village of Branston. Comprising internally of an entrance hall, spacious fitted kitchen diner with a range of appliances, cloakroom, living room and conservatory with three bedrooms and a four piece bathroom to the first floor.



Three bedroom semi-detached home within the popular village of Branston. Comprising internally of an entrance hall, spacious fitted kitchen diner with a range of appliances, cloakroom, living room and conservatory with three bedrooms and a four piece bathroom to the first floor. Externally offering front and rear gardens with driveway parking for multiple vehicles.

Branston village is located to the south of Lincoln city offering schooling, local amenities and transport links into the city.

Unfortunately we cannot accept smokers on this property.
Pets may be considered on a case by case basis.

Length of tenancy - 6 months initial tenancy with a long term tenancy preferred.

EPC Rating - D
Council tax band - C - North Kesteven

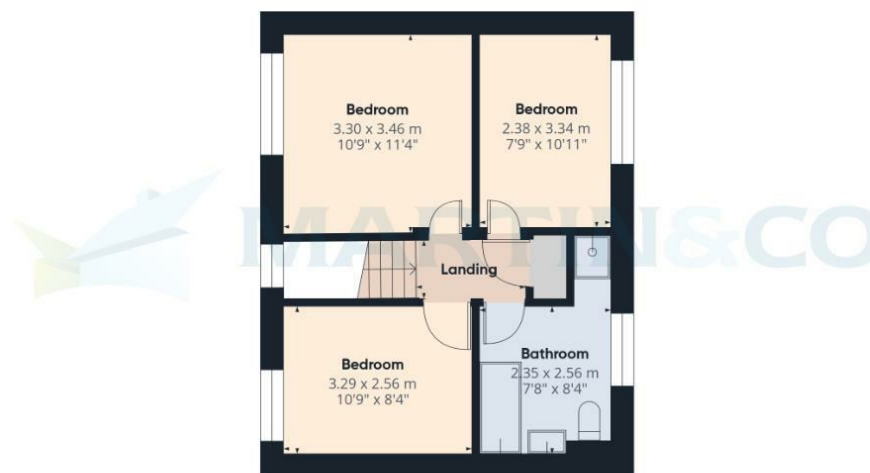


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area^m

96 m²
1033 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.