



St. Andrews Drive, Saxilby, Lincoln

Asking Price £150,000

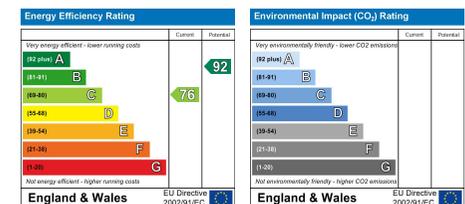


St. Andrews Drive, Saxilby,
Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £150,000

- Shared Ownership Property
- 100% Share Available
- Semi-Detached Home
- Allocated Parking for Two Vehicles
- Popular Village Location
- No Onward Chain
- Tenure - Leasehold
- Rent for Existing 50% (£75,000) Share - £303.00 PCM
- Service Charge - £474.72 PA
- EPC Rating - C / Council Tax Band - A



SHARED OWNERSHIP Two bedroom semi-detached home which is currently under a 50% shared ownership scheme (£75,000) but the current owner has the opportunity to sell up to a maximum of 100% (£150,000). Viewings are by appointment only and the property is to be sold with no onward chain. Briefly comprising internally of an entrance hall with cloakroom, fitted kitchen, spacious lounge diner and rear lean-to conservatory, two bedrooms and a shower room. Externally offering a rear garden and allocated parking for two vehicles.

Saxilby village offers a range of amenities including schooling, public houses, shops and a train station plus a regular bus service in and out of the city.

Tenure - Leasehold
Council Tax Band - A
EPC Rating - C

Lease Information
Share amount currently owned: 50% (£75,000)
Rent: £303.00 PCM
99 years lease from and including 1 December 2006

We can confirm that the Full Market Value of the property has been assessed at £150,000 and that the value of the current 50% share is £75,000. Please note, the buyer will need to complete a Platform Housing Group application form and be referred to Metro Finance for an affordability



assessment before any sale can be agreed. The terms of the Lease permit a sale up to a maximum of 100%. Should a sale be agreed larger than the current 50% share, staircasing will take place simultaneously with the sale. The cost of any additional shares will be based on the RICS Valuation.

Service Charge
Service Charge - £474.72 PA
Review Period - annually
Managing Agent - Platform Housing Group

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Entrance Hall
Composite front door, carpet flooring, pendant fitting, radiator, Honeywell thermostatic control and stairs rising to the first floor.

Cloakroom
6'1" x 2'9"
Low level WC, wall mounted wash basin, vinyl flooring light and extractor.

Kitchen
8'2" x 8'0"
Base and eye level units with a laminated work surface, tiled splash back and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for fridge freezer. PVC front window, vinyl flooring, wall mounted Worcester boiler and mains consumer unit, fluorescent light and extractor.

Lounge Diner
16'0" x 11'7" (max measurements).
PVC French doors to the rear with a PVC side window, carpet flooring, two pendant fittings and two radiators.

Lean-To Conservatory
9'3" x 7'7"
PVC double glazed with a door leading to the garden, wall lighting.

Stairs / Landing
Carpet flooring, pendant fitting, radiator, in-built storage cupboard and access to the loft.

Bedroom
13'6" x 8'4"
PVC window to the rear, carpet flooring, pendant fitting, radiator and an in-built wardrobe.

Bedroom
11'4" x 7'8"
PVC front window, carpet flooring, pendant fitting and a radiator.

Shower Room
6'10" x 6'8"
Low level WC, wash basin and a double cubicle housing the thermostatic shower. Vinyl flooring, PVC front window, radiator, light and extractor.

Outside
To the front is a shared tarmac driveway leading to the front garden and the allocated parking bays for two vehicles to park off road. Gated access to the rear. The rear garden appears to be fully enclosed but unfortunately is significantly overgrown so will require some attention to restore its functionality.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1

Approximate total area⁽¹⁾

61.1 m²
659 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.