



Calder Road, Lincoln

£200,000


MARTIN&CO

Calder Road, Lincoln

Bungalow - Detached
2 Bedrooms, 2 Bathroom

£200,000

Date Available:
Deposit:
null

- Detached Bungalow
- Popular Location
- Good Sized Garage / Workshop
- Spacious Lounge
- Front and Rear Gardens
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - E
- Council Tax Band - B

Two bedroom detached bungalow positioned within the popular Brant Road area of Lincoln. Comprising internally of a breakfast kitchen, spacious lounge, two bedrooms and a bathroom. Externally offering a good sized garage/workshop, front and rear gardens and driveway parking. Sold with no onward chain.



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Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - E
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Draft Particulars
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Breakfast Kitchen
15'0" x 9'5"

Lounge
18'11" x 10'4"

Hallway

Bathroom
6'5" x 5'10"

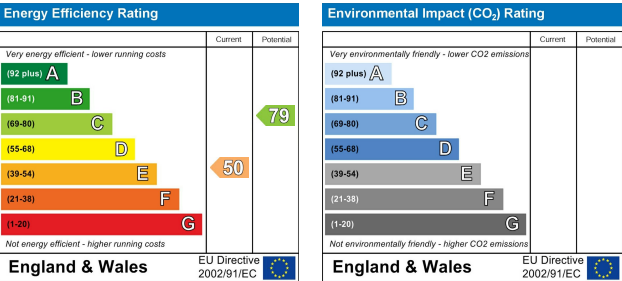
Bedroom
12'4" x 10'6"

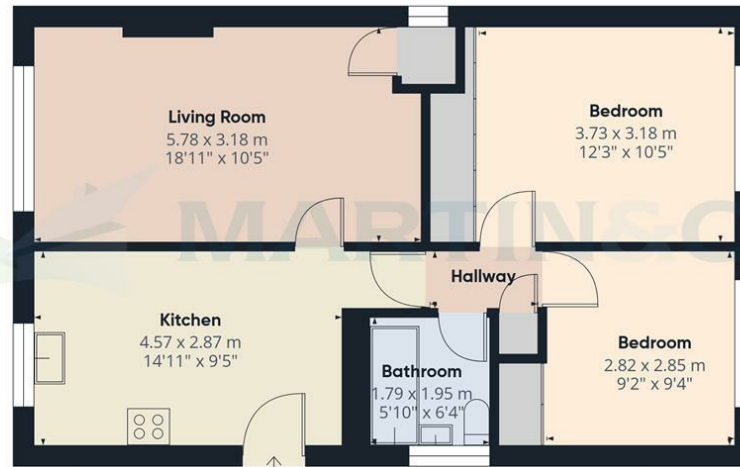
Bedroom
9'5" x 9'3"

Garage / Workshop
19'0" x 15'2"

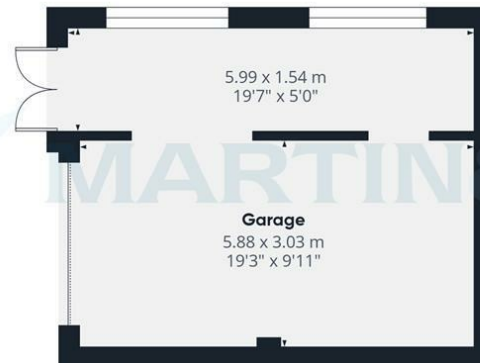
Outside

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 Building 1



Floor 0 Building 2



Approximate total area^m

88.4 m²
953 ft²

(1) Excluding balconies and terraces

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.

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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.

