



King&Co.

6 ARCHER STREET,  
LINCOLN, LN5 7LQ  
£139,950



This beautifully presented two-bedroom property has been recently renovated throughout & offers a modern, newly fitted kitchen, new decoration and flooring. Located close to the city centre with access to all the local amenities including shopping, medical facilities & transport links, this property would suit a first time buyer or investor.



- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D65

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

LOUNGE 10' 5" x 10' 5" (max) (3.18m x 3.18m (max))

KITCHEN/DINER 10' 8" x 10' 5" (3.27m x 3.20m) With a range of base and wall units, 4 ring electric hob, electric fan oven with extractor fan above, stainless steel sink and drainer unit

UTILITY ROOM 8' 4" x 5' 6" (2.55m x 1.68m) Housing Vaillant combi boiler, plumbing for an automatic washing machine, and fridge freezer

BEDROOM 1 10' 5" x 10' 6" (max) (3.19m x 3.21m (max))

BEDROOM 2 10' 5" x 6' 1" (3.19m x 1.87m)

BATHROOM 7' 4" x 7' 5" (max) (2.25m x 2.28m (max)) With shower over bath, low suite WC, pedestal wash basin, towel radiator, airing cupboard

REAR GARDEN

SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

ANTIMONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





