



6 Victoria Street Bracebridge, LN5 8QL



Book a Viewing!

£135,000

A Two Bedroom Bay Fronted Mid Terrace home positioned in this popular residential area to the south of Lincoln, just off St Catherine's and Newark Road. The property is ideal for first time buyers or investors, offering a well-presented and recently renovated home in a highly convenient location. The internal accommodation briefly comprises of Lounge, Dining Room, Kitchen, Downstairs Bathroom and stairs rising to the First Floor giving access to two well-appointed Bedrooms. Outside, there is on street parking to the front and a small enclosed courtyard garden accessed via a gate and to the rear there is a low maintenance yard with AstroTurf and a gate leading to a shared passageway. The property is being sold with the added benefit of No Onward Chain, presenting a great opportunity to purchase a well-positioned home with excellent local amenities and transport links nearby.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Bracebridge is a suburb of Lincoln, Lincolnshire, England. It is situated approximately 2 miles south from the city centre on the main A1434 Newark Road, stretching approximately from St Catherine's to Swallowbeck alongside the east bank of the River Witham, and the village of Bracebridge Heath.



ACCOMMODATION

LOUNGE

11' 6" x 10' 0" (3.51m x 3.07m) With UPVC bay window to the front, complete with a window seat and storage beneath, a fitted storage cupboard, radiator and a UPVC entrance door.

INNER HALLWAY

DINING ROOM

11' 6" x 10' 0" (3.52m x 3.05m) With UPVC window overlooking the rear yard, radiator, understairs storage cupboard and a wall mounted cabinet.

KITCHEN

11' 5" x 4' 7" (3.48m x 1.42m) With a range of base units and drawers with work surfaces over, a stainless steel sink and drainer, integrated electric oven and four ring electric hob with extractor above, spaces for a washing machine and fridge freezer, wall mounted cupboards, splashbacks, radiator and a gas central heating boiler.

BATHROOM

Fitted with a panelled bath with shower attachment, WC, wash hand basin, part-tiled walls, extractor fan and a UPVC window to the side.

BEDROOM 1

11' 6" x 9' 11" (3.51m x 3.04m) With UPVC window to the front and radiator.

BEDROOM 2

11' 7" x 9' 10" (3.55m x 3.00m) With UPVC window to the rear and radiator.

OUTSIDE

Outside there is on street parking to the front and a small enclosed courtyard garden accessed via a gate. To the rear there is a low maintenance yard with AstroTurf and a gate leading to a shared passageway.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING 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

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, 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 01522 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 help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

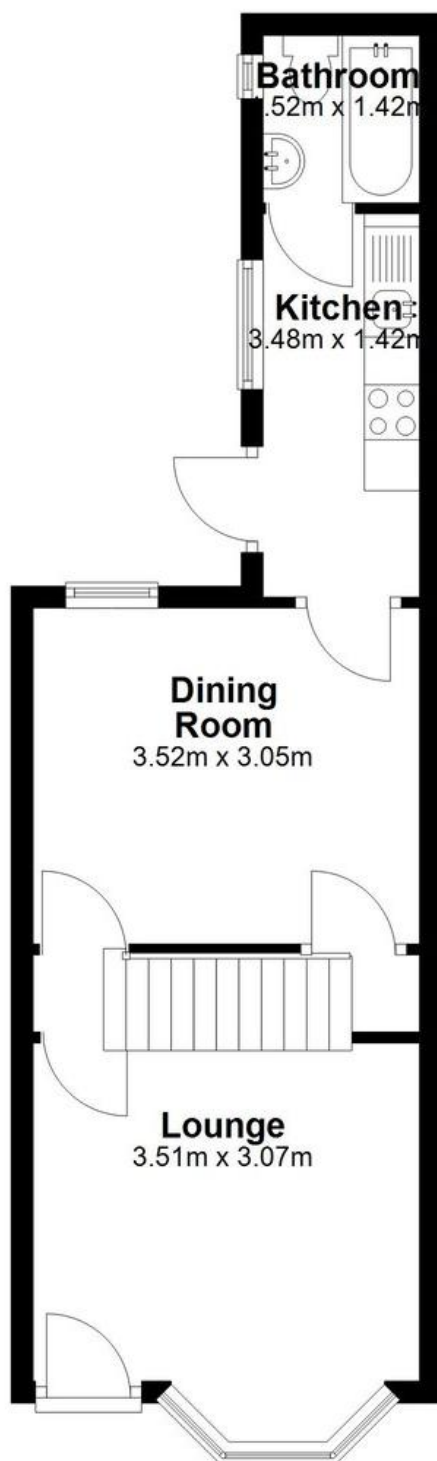
GENERAL

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

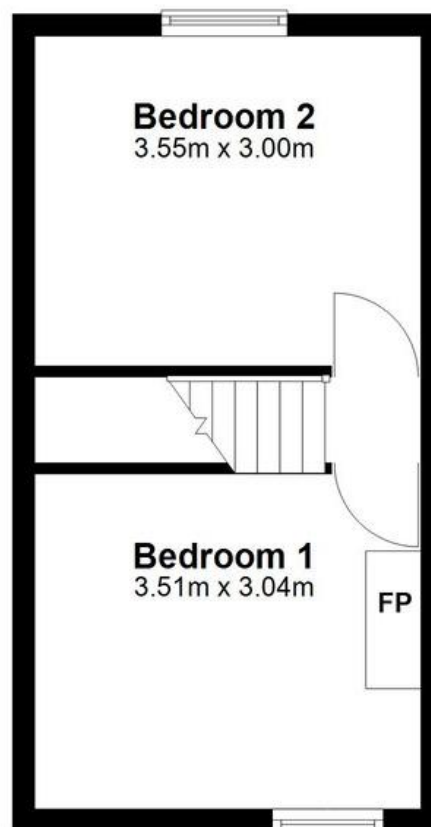
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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Ground Floor



First Floor



Total area: approx. 57.1 sq. metres

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Plan produced using PlanUp.

6 Victoria Street

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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