



6 Victoria Street

Bracebridge, Lincoln, LN5 8QL

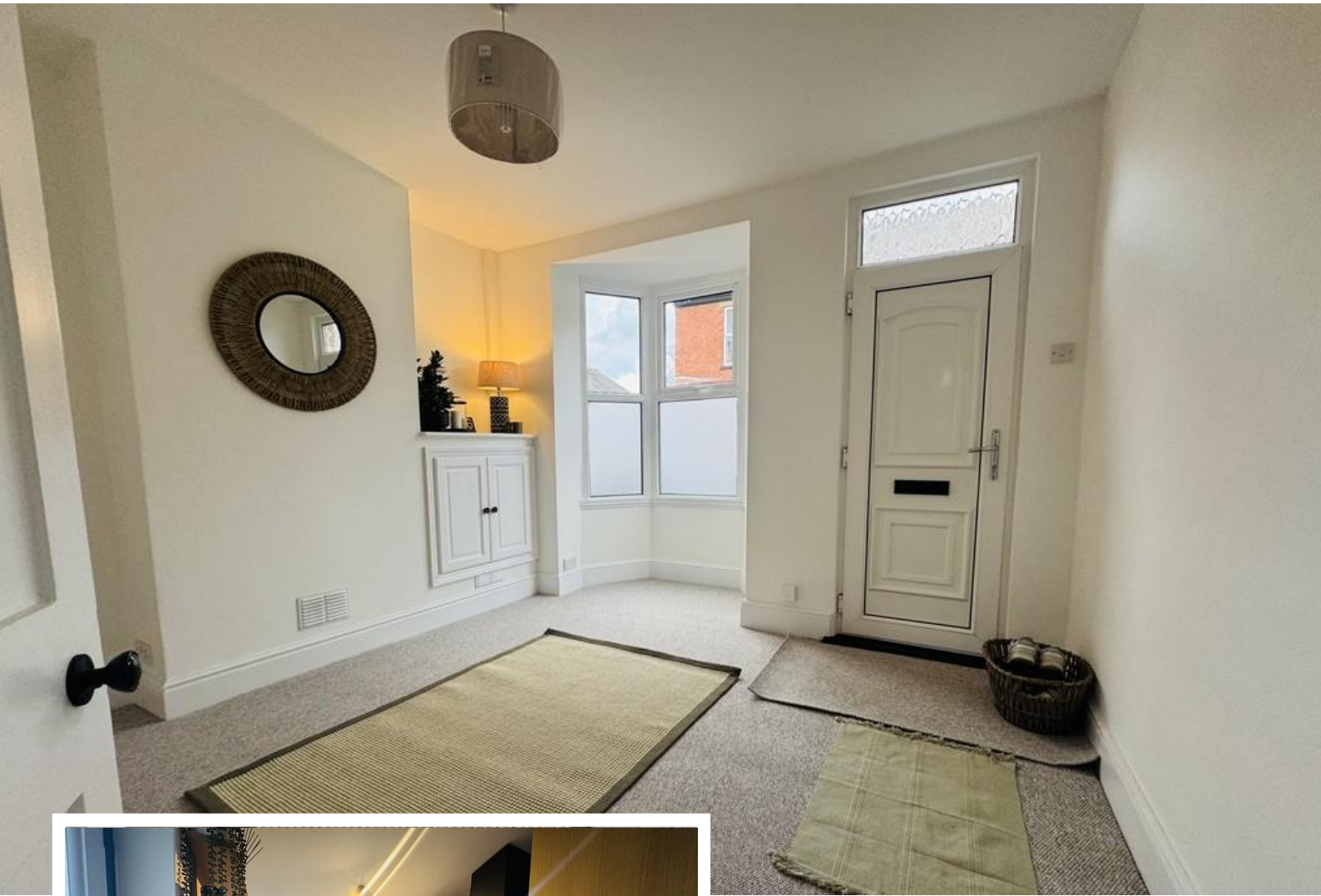


Book a Viewing!

£135,000

6 Victoria Street is a Two Bedroom Bay Fronted Mid Terrace home which was fully and extensively refurbished during October & November 2025. The completely new bathroom and kitchen appliances are complimented by new flooring throughout and full redecoration both internally and externally. This beautifully presented home is ideally suited to a first time buyer or a small family, looking for a traditional home which is in pristine condition. Located in the popular residential area to the south of Lincoln, just off St Catherine's and Newark Road. The internal accommodation comprises Lounge, Dining Room, Kitchen, Downstairs Bathroom and stairs rising to the First Floor giving access to two well-proportioned Bedrooms. Outside, there is on street parking to the front and a secure enclosed low maintenance rear courtyard garden with AstroTurf. 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, a fitted storage cupboard, radiator with thermostatic control 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 with thermostatic control, understairs storage cupboard, fireplace and original Victorian wall mounted cabinet. Smoke Alarm.



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, induction hob with extractor above and fridge freezer with chilled water dispenser, wall mounted cupboards, splashbacks, radiator with thermostatic control and a gas central heating boiler. There is a space for a washing machine. The new kitchen appliances have a 2 year manufacturers warranty. CO2 alarm.

BATHROOM

Newly fitted with a panelled bath with thermostatic rain shower and hand held shower head, WC, wash hand basin, tiled walls, extractor fan and a UPVC window to the side. The heated towel radiator has thermostatic control and a built in timer function.



BEDROOM

11' 6" x 9' 11" (3.51m x 3.04m) With tiled fireplace, UPVC window to the front and radiator with thermostatic control.

BEDROOM

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

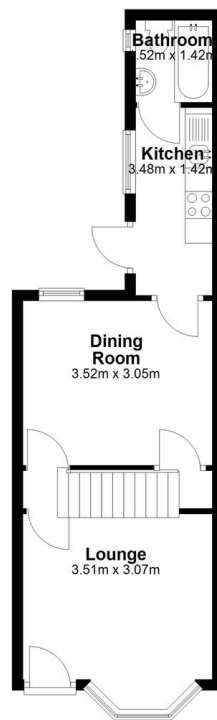


OUTSIDE

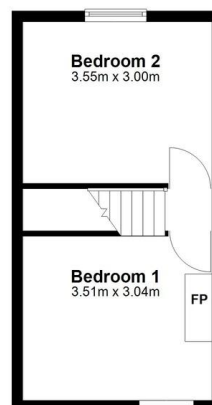
On street parking to the front and a secure endosed courtyard garden to the rear. The low maintenance courtyard with AstroTurf includes a hardstanding for a shed, workshop or children's play house.



Ground Floor



First Floor



Total area: approx. 57.1 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

6 Victoria Street

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

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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 Calum 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.

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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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- 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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