



- Perfect First Home Or Investment!
- Modern End Town House
- Very Well Presented Throughout
- 2 Double Bedrooms

- 13'4" Lounge With French Doors
- Low Maintenance Rear Garden
- Block Paved Rear Garden
- Viewing Highly Recommended!

Victoria Street, Bracebridge, LN5 8QL
Offers In Region Of £160,000





PERFECT FIRST HOME OR INVESTMENT PROPERTY! Starkey&Brown is pleased to offer for sale this very well presented modern townhouse which was built in 2017 and benefits from off street parking. Accommodation briefly comprises entrance hallway, modern kitchen, ground floor WC, 13'4" lounge diner with French doors overlooking the garden, first floor landing, 2 double bedrooms and a first floor bathroom. Outside the property benefits from block paved driveway and a low maintenance fully enclosed garden to the rear. Call today to arrange a viewing! Council tax band: A. Freehold.

Entrance Hallway

Having part glazed uPVC front entrance door, laminate wood effect flooring, radiator and stairs rising to first floor.

Kitchen

10' 3" min x 9' 2" max (3.12m x 2.79m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, concealed combination condensing central heating boiler (serviced annually), laminate wood effect flooring, radiator, large understairs storage cupboard and LED downlights.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, laminate wood effect flooring and radiator.

First Floor Landing

Having access to insulated loft.

Bedroom 1

12' 4" x 12' 8" max (3.76m x 3.86m)

Having radiator.

Bedroom 2

12' 4" max x 8' 2" max (3.76m x 2.49m)

Having built-in over stairs wardrobe and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, heated towel rail, LED downlights and extractor.

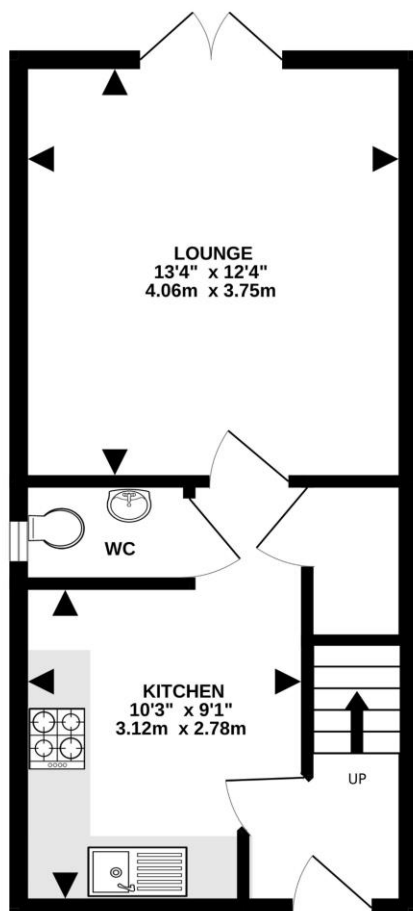
Outside Front

To the front of the property there is a block paved driveway and shared passage at side with gate leading to rear garden.

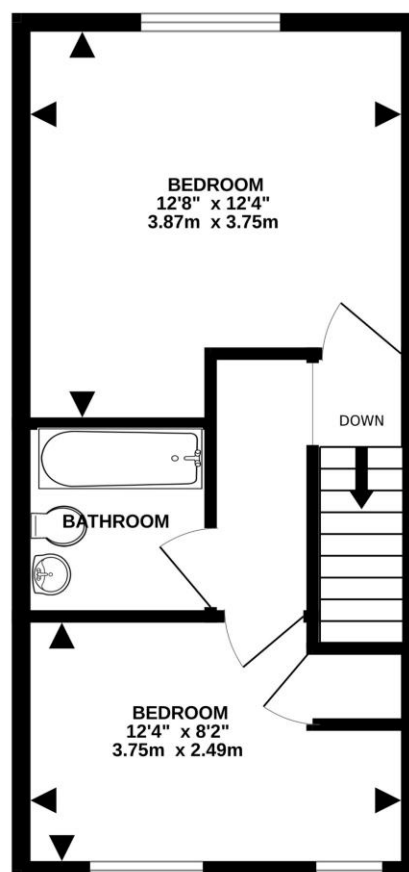
Outside Rear

To the rear of the property is a fully enclosed low maintenance garden comprising artificial turf with patio area, outside lighting and gate leading to shared passage.





GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.

TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE