



Grantham Road, Bracebridge Heath Lincoln LN4 2LF

welcome to

Grantham Road, Bracebridge Heath Lincoln

****NO ONWARD CHAIN AND MOTIVATED VENDOR**** Situated in the sought after village of Bracebridge Heath is this two bedroom cottage, enjoying local access to a wealth of amenities and presenting a fantastic opportunity for investors or first time buyers!





Lounge
10' 9" x 15' 6" (3.28m x 4.72m)

Kitchen
10' 9" x 9' 8" (3.28m x 2.95m)

Bathroom

Rear Porch

First Floor Landing

Bedroom One
11' x 10' 10" (3.35m x 3.30m)

Bedroom Two
10' 10" x 9' 8" (3.30m x 2.95m)

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY

Tenure: Freehold EPC Rating: C

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120860



Property Ref:
LCR120860 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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