



Francis Street, Bracebridge



£125,000

- Mid Terrace House
- Two Bedroom
- NO ONWARD CHAIN
- **Virtual Viewing Available**
- South Of Lincoln
- Close to Amenities
- Freehold
- EPC rating D



Two bedroom Mid-Terrace house located just outside the City Centre in Bracebridge. With in walking distance of local schools, shops and a host of other amenities. The property benefits from being sold with NO ONWARD CHAIN.

Internal accommodation comprises of lounge, kitchen, bathroom and conservatory to the ground floor. To the first floor there are two double bedrooms. Outside the property there is a enclosed garden with out building to the rear.

Lounge 3.45m x 3.96m (11'4" x 13'0")

External door and window to front aspect and radiator.

Kitchen Breakfast Room 3.45m x 3.07m (11'4" x 10'1")

Window to rear aspect and fitted with a range of wall and base units with worktops over, corner sink with drainer, electric oven, four ring gas hob with extractor over, plumbing for washing machine and space for fridge freezer. Stairs leading to first floor.

Bathroom 1.68m x 1.24m (5'6" x 4'1")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.



Conservatory 1.54m x 1.60m (5'1" x 5'2")
Window to side aspect and french doors to rear aspect.

Landing
Doors to both bedrooms.

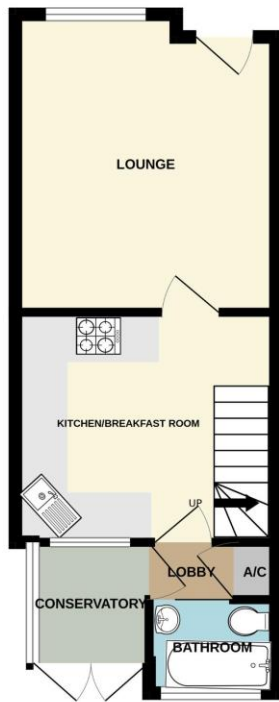
Bedroom One 3.45m x 3.53m (11'4" x 11'7")
Window to front aspect and radiator.

Bedroom Two 3.09m x 2.59m (10'1" x 8'6")
Window to rear aspect and radiator.

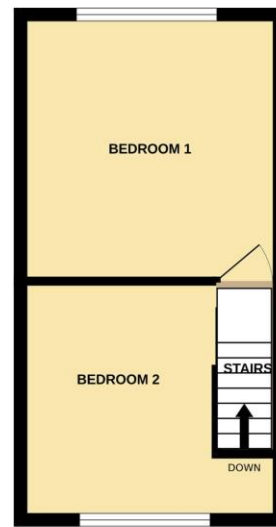
Outside
To the rear of the property there is a enclosed garden laid to lawn with out building.

Agent Note
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GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



FRANCIS STREET, LINCOLN, LN5 8QG

TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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