



Western Avenue, Bracebridge
Heath



2



1



1

£115,000

- Ground Floor Apartment
- Popular Village Location
- Two Bedrooms
- NO ONWARD CHAIN
- Allocated Parking
- Open Plan Living
- Tenure: Freehold
- EPC Rating C



Well presented TWO BEDROOM Ground Floor Apartment located in the sought after village of Bracebridge Heath. Perfectly positioned within walking distance of the local shops, doctors and schools. The property also benefits from allocated parking and being sold with NO ONWARD CHAIN.

The Accommodation on offer comprises Two Double Bedrooms, Open Plan Lounge/Diner leading onto a kitchen and a family bathroom that benefits from a modern suite with over bath shower fitted. To the rear of the property is a private enclosed garden with decking.

Entrance Hall

Door to side and access to all rooms.

Lounge/Kitchen 19'4" x 14'11" Max.

With window and French doors to the front, range of base and eye level units with inset sink unit and built-in oven and hob.



Bedroom One 12'1" x 10'4"

Window to rear and a radiator.

Bedroom Two 10'4" x 7'3"

Window to side and a radiator.

Bathroom 1.88m x 2.57m (6'2" x 8'5")

Window to rear, radiator and panelled bath with shower over.

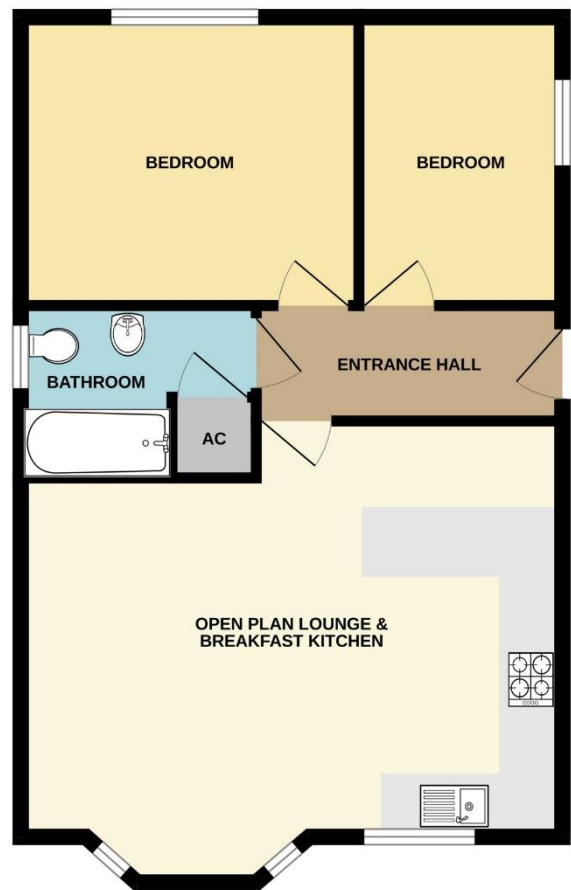
Outside

There is a residents parking area to the front and an enclosed garden to the rear with seating area.

Agents Note

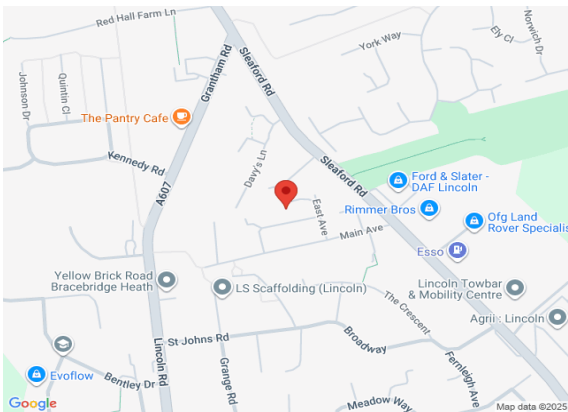
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



WESTERN AVENUE, BRACEBRIDGE HEATH, LN4 2PG

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 ©2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk