



Western Avenue, Bracebridge
Heath



£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.

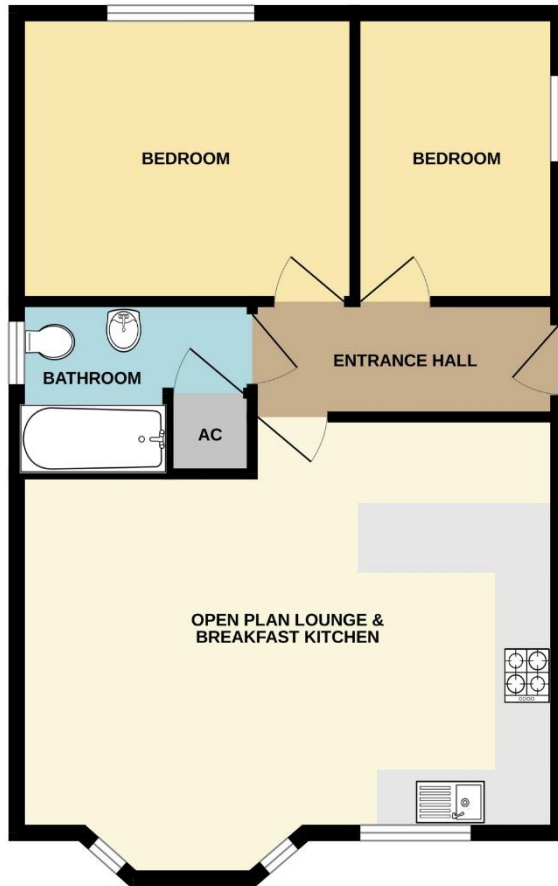
Outside

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

Agents Note

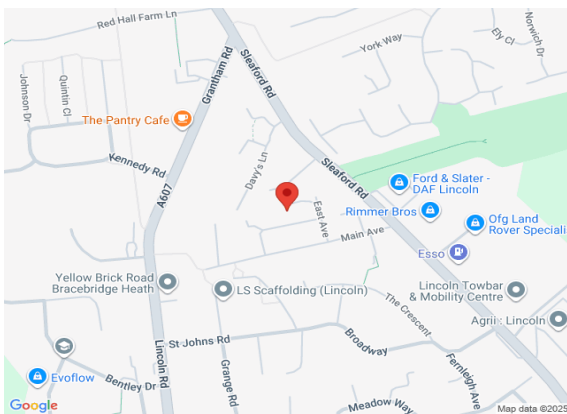
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GROUND FLOOR



WESTERN AVENUE, BRACEBRIDGE HEATH, LN4 2PG

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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		



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