

- No Onward Chain
- Terraced House
- 2 Spacious Bedrooms
- Modern Interiors Throughout
- Ground Floor Bathroom
- Stylish Kitchen
- Low Maintenance Garden
- Parking Provisions To The Rear

Albany Terrace, Bracebridge, LN5 8QW  
Offers Over £135,000





Offered for sale with no onward chain is this period early 20th century fully furnished terraced home which has undergone a full modern refurbishment throughout. Having stylish open plan living to the ground floor, with a 24'1" lounge diner leading into a kitchen with eye and base level units and integrated appliances. The ground floor is being completed with a ground-floor 3-piece suite. Rising to the first floor are 2 spacious bedrooms with the master bedroom measuring 10'10" x 10'4" and bedroom 2 measuring 13'4" max x 7'10" min. To the rear of the property, there is a low-maintenance garden ideal for entertaining and relaxing with guests. There is an accessible road that provides parking provisions for the properties on Albany Terrace. Furthermore, the property comes with gas central heating and uPVC double-glazing throughout, modern interiors and decoration over the 2 floors. Ideal purchase for young professionals, first-time buyers or investors. Located in the Bracebridge area of Lincoln, the home is situated on the southern outskirts of Lincoln city centre. Nearby, there is a wealth of amenities such as local services, nationwide retailers, educational provisions such as LSST Prior Academy, regarded as one of the sought-after schools in Lincoln, and a regular bus service to and from Lincoln city centre. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



### Lounge Diner

Having uPVC front door entry to the front aspect, 2 radiators, 2 uPVC double-glazed windows to front and rear aspects, a feature electric fireplace (pipework in place for gas), and stairs rising to the first floor. Access to:

### Kitchen

9' 2" x 5' 6" (2.79m x 1.68m)

Having a range of fitted wall and base units with counter worktops, space and plumbing for appliances, oven with induction hob and extractor hood over, integrated fridge freezer, uPVC double-glazed window to the side aspect, sink and drainer unit. Access to:

### Rear Lobby

Access to the rear garden and the storage cupboard housing the gas central combination boiler.

### Bathroom

5' 4" x 6' 1" (1.62m x 1.85m)

Having a 3-piece suite comprising a panelled bath with handheld shower attachment, a low-level WC, tiled surround, a low-level WC, a pedestal hand wash basin unit, a radiator, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

### First Floor Landing

### Bedroom 2

10' 10" max 7'10" min x 13' 4" (3.30m x 4.06m)

Having a uPVC double-glazed window to the front aspect, a radiator, and loft access - insulated.

### Bedroom 1

10' 4" x 10' 10" (3.15m x 3.30m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

### Outside Rear

Having an enclosed, low-maintenance landscaped garden, paved with a rear access road which provides parking provisions for properties on Albany Terrace.

### Outside Front

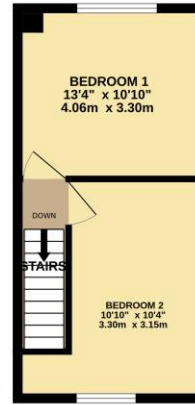
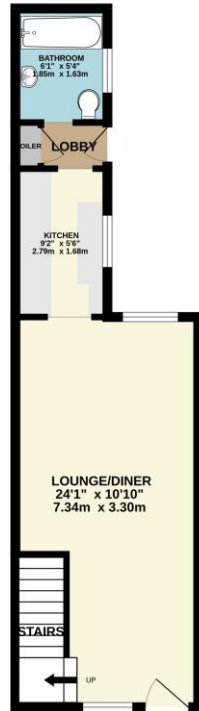
Small garden with fenced perimeter and front door access.





GROUND FLOOR  
307 sq ft. (28.2 sq.m.) approx.

1ST FLOOR  
254 sq ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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