



King & Co.

2 FOUNTAIN COURT, , LN5 8GB  
£145,000





A beautifully presented two-bedroom town house, situated to the south of the city in the popular Brant Road area. This modern property is close to a wide range of local amenities including schooling, shopping and medical facilities and benefits from a lovely garden and parking.





INFORMATION ~ Council Tax Band: A  
~ Construction: Cavity Wall  
~ Main heating: Gas central heating  
~ Utilities: Mains gas, electric and water.  
~ Broadband: Ultrafast full fibre available  
~ Mobile: Mobile coverage available  
~ EPC rating C

A well-presented two-bedroom town house situated to the south of the city in the popular Brant Road area. This modern property offers access to a wide range of local amenities including schooling, shopping and medical facilities and benefits from its own parking space.

The property briefly comprises: Entrance Hall; Cloakroom; Lounge; Kitchen; Two Bedrooms; Family Bathroom; Enclosed Rear Garden and Parking.

ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

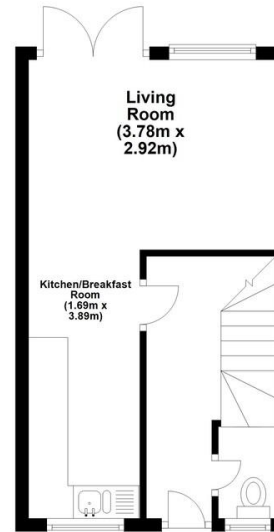
SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.





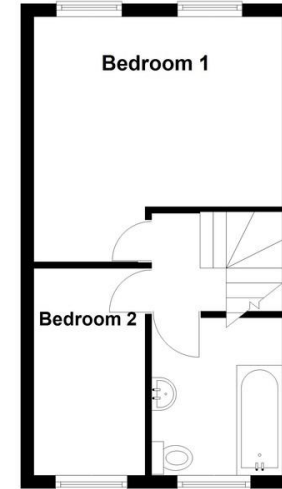
### Ground Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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