



King&Co.

5 HEATH ROAD, BRACEBRIDGE HEATH,
LINCOLN, LN4 2PP
£220,000





King & Co are delighted to present this lovely, 3 bedroom, recently refurbished semi-detached house, positioned in the popular and well serviced village of Bracebridge Heath, Benefiting from a large living-room, 3 bedrooms, kitchen-diner and family bathroom. Outside, there is off-street parking, an extended garage and a lovely rear garden with far reaching views. No chain.

- ~ Council Tax Band: B
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electricity and water
- ~ Broadband: Ultrafast full fibre available (not currently supplied)
- ~ Mobile: Mobile coverage available
- ~ EPC rating C

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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SERVICES

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



installations within the property have been tested.

TENURE

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

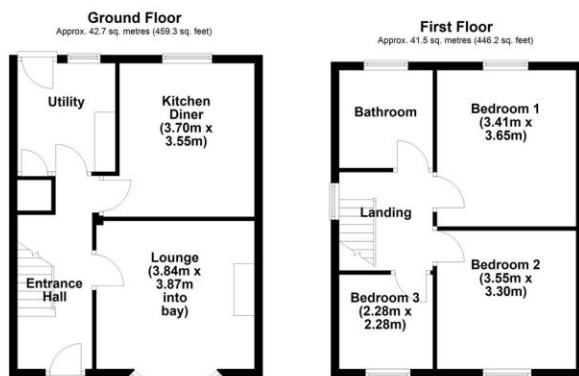
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

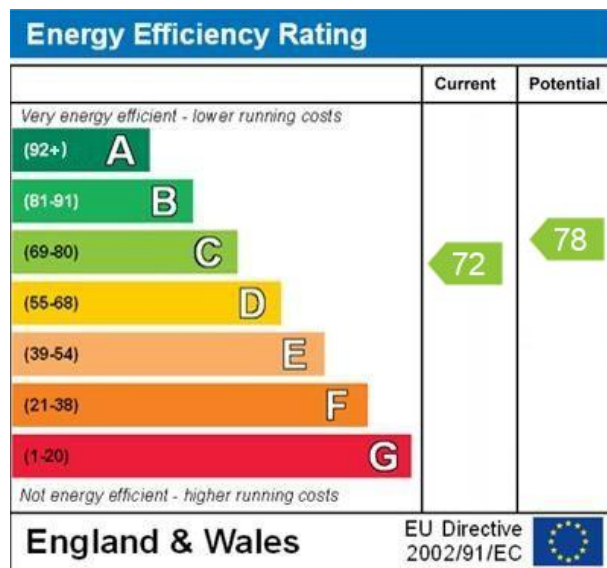
ANTI MONEY LAUNDERING

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.





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.



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