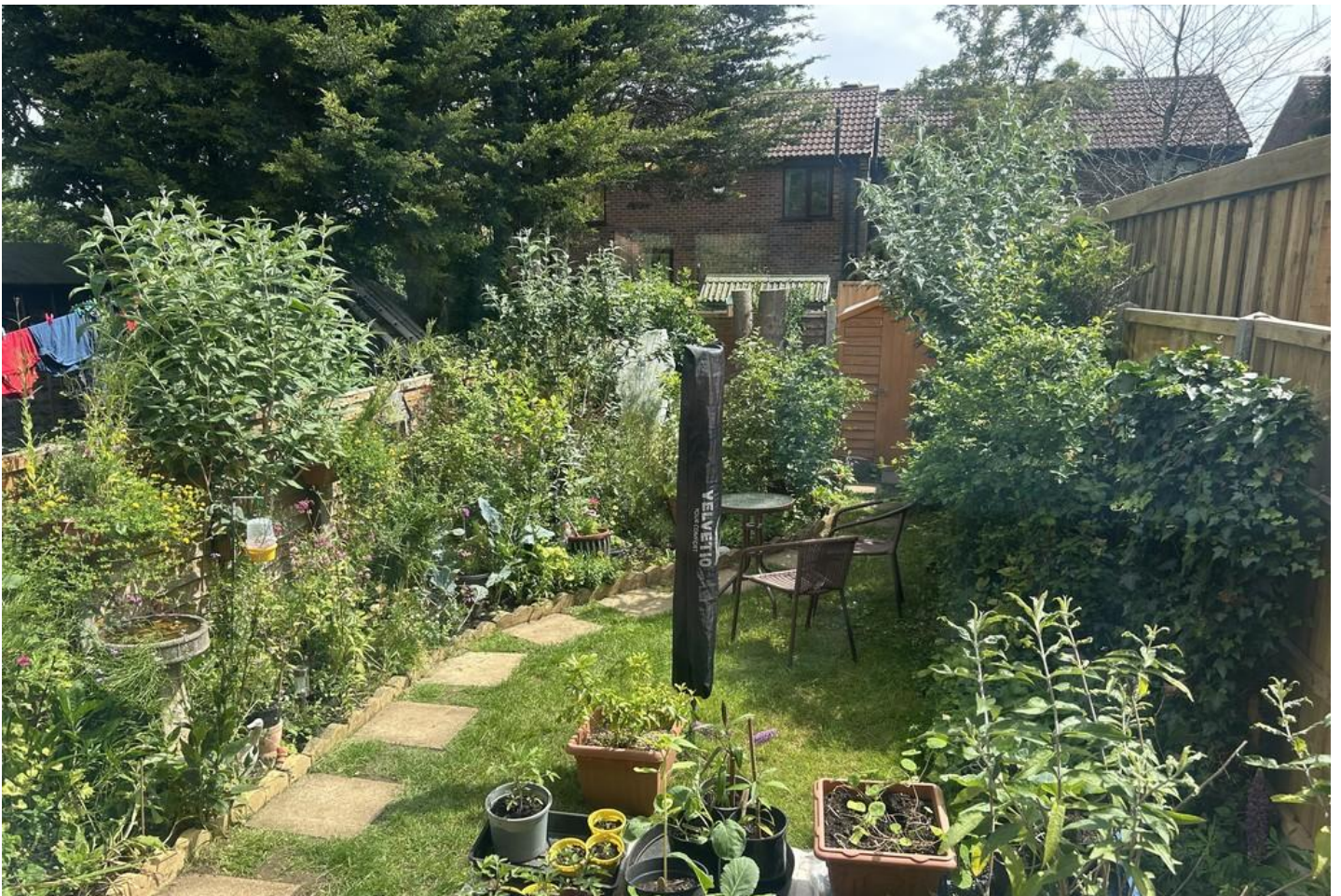




King & Co.

6 WILLOW COURT, BRACEBRIDGE HEATH,
LINCOLN. LN4 2RE
£149,000





"Situated in a charming corner of the popular and well serviced village of Bracebridge Heath, this delightful two-bedroom semi-detached house offers a cosy and inviting home in a sought-after location. Internally, the property benefits from a lounge, kitchen, two bedrooms, one double and the other a single/office and a bathroom, while outside there's a wonderful garden with mature shrubs and trees. Allocated parking is also available. This is a great opportunity for someone to put their own stamp on it and would be an ideal starter home.

- ~ Council Tax Band: A
- ~ Construction: Cavity Wall
- ~ Main heating: Electric plus Air conditioning
- ~ Utilities: Mains gas, electricity and water Solar panels and Airconditioning
- ~ Broadband: Super-fast full fiber/ Smart Wi-Fi
- ~ Mobile: Mobile coverage available
- ~ EPC rating C

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

SERVICES

Mains electricity, water, drainage and gas are connected to



the property. Central heating is provided to a electric radiator system from an immersion heater. the property also has solar panels installed on 90% of the roof and an Air Conditioner. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

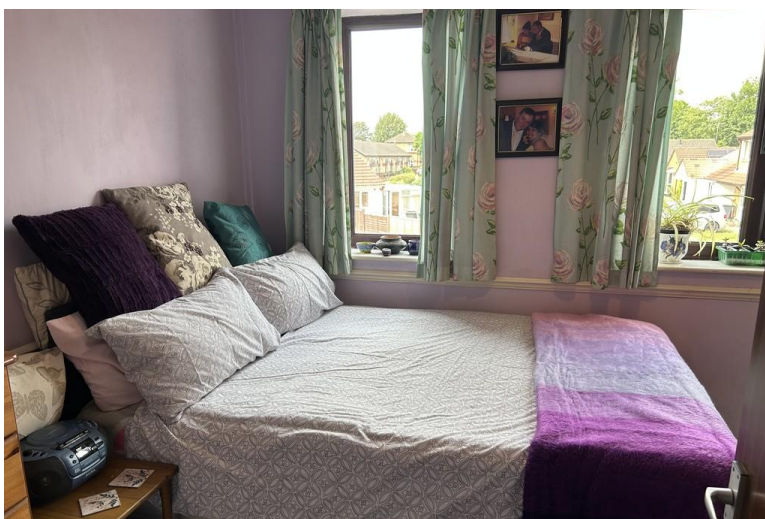
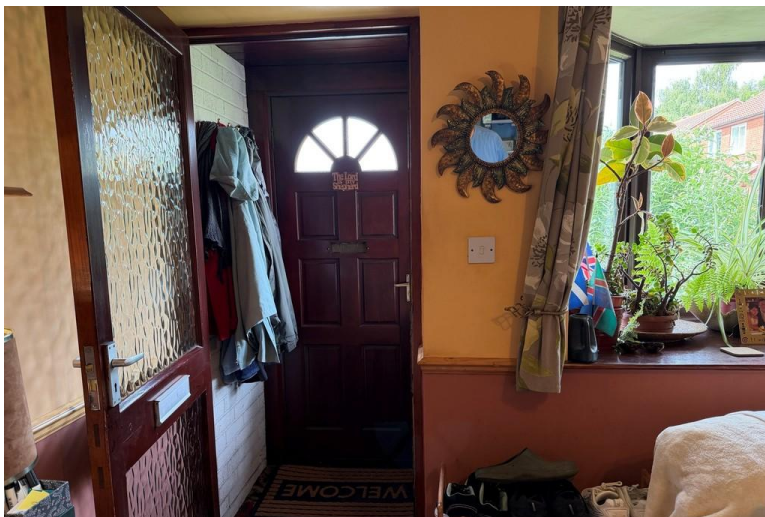
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

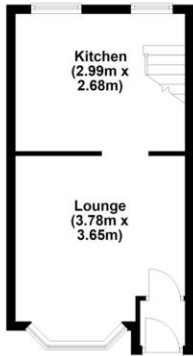
ANTI MONEY LAUNDERING

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.

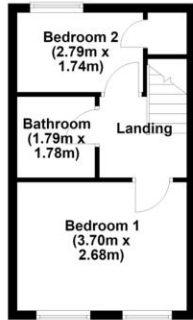




Ground Floor
Approx. 26.4 sq. metres (284.2 sq. feet)



First Floor
Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 51.2 sq. metres (551.2 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+)	A		93
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM