



King&Co.

6 WILLOW COURT, BRACEBRIDGE HEATH
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. 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
- ~ Utilities: Mains electricity, water and drainage
- ~ 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/>
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LOUNGE

12' 4" x 11' 11" (3.78m x 3.65m)

KITCHEN

9' 9" x 8' 9" (2.99m x 2.68m)

LANDING

BEDROOM 1

12' 1" x 8' 9" (3.70m x 2.68m)

BEDROOM 2

9' 1" x 5' 8" (2.79m x 1.74m)

BATHROOM

5' 10" x 5' 10" (1.79m x 1.78m)



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Heating is provided via an air to air heat pump and hot water from an immersion heater. The property also has solar pv panels registered at 3.6kw and battery storage. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

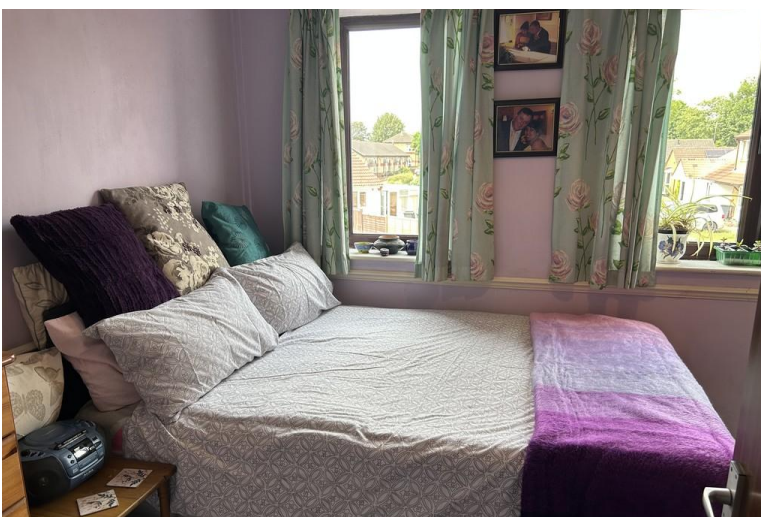
We understand that the property is freehold. Vacant possession will be given upon completion.

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.

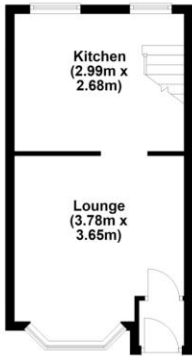




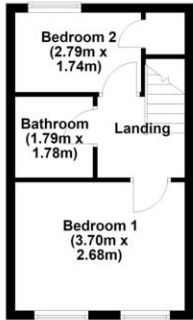
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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.

