

16 Francis Street

Bracebridge, LN5 8QG

Book a Viewing!

£85,000

Situated in the popular and convenient Bracebridge area, to the south of the Cathedral City of Lincoln, this Two Bedroom Mid Terraced Property offers an excellent opportunity for first-time buyers, investors or those looking for a project. The accommodation briefly comprises a lounge, separate dining room and kitchen, with a first-floor landing leading to two well-proportioned double bedrooms and a bathroom. Outside, the property benefits from a rear yard with useful brick outbuildings. Requiring some internal improvement, the property offers plenty of scope and potential. Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended.





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LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

LOUNGE
12' 8" x 11' 4" (3.87m x 3.47m) With double glazed window to the front aspect and radiator

DINING ROOM
11' 4" x 10' 2" (3.47m x 3.12m) With staircase to the first floor, under stairs storage cupboard, double glazed window to the rear aspect and radiator.

KITCHEN
7' 0" x 5' 3" (2.15m x 1.61m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for fridge and cooker, tiled splashbacks, double glazed window to the side aspect and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1
11' 2" x 10' 1" (3.42m x 3.09m) With double glazed window to the front aspect, cupboard housing the gas central heating boiler and radiator.

BEDROOM 2
10' 2" x 8' 8" (3.12m x 2.65m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BATHROOM Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the front aspect.

OUTSIDE
To the rear of the property there is an enclosed paved yard with two brick outbuildings.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask fc Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

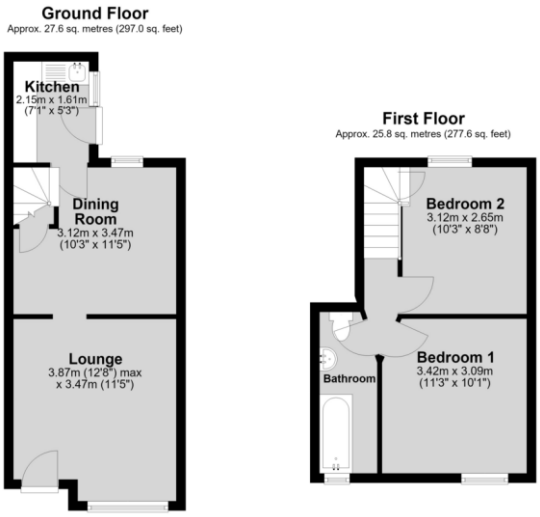
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 53.4 sq. metres (574.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman