



Francis Street, Bracebridge, Lincoln

£825 Per Month


MARTIN & CO

Francis Street, Bracebridge,
Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

£825 Per Month

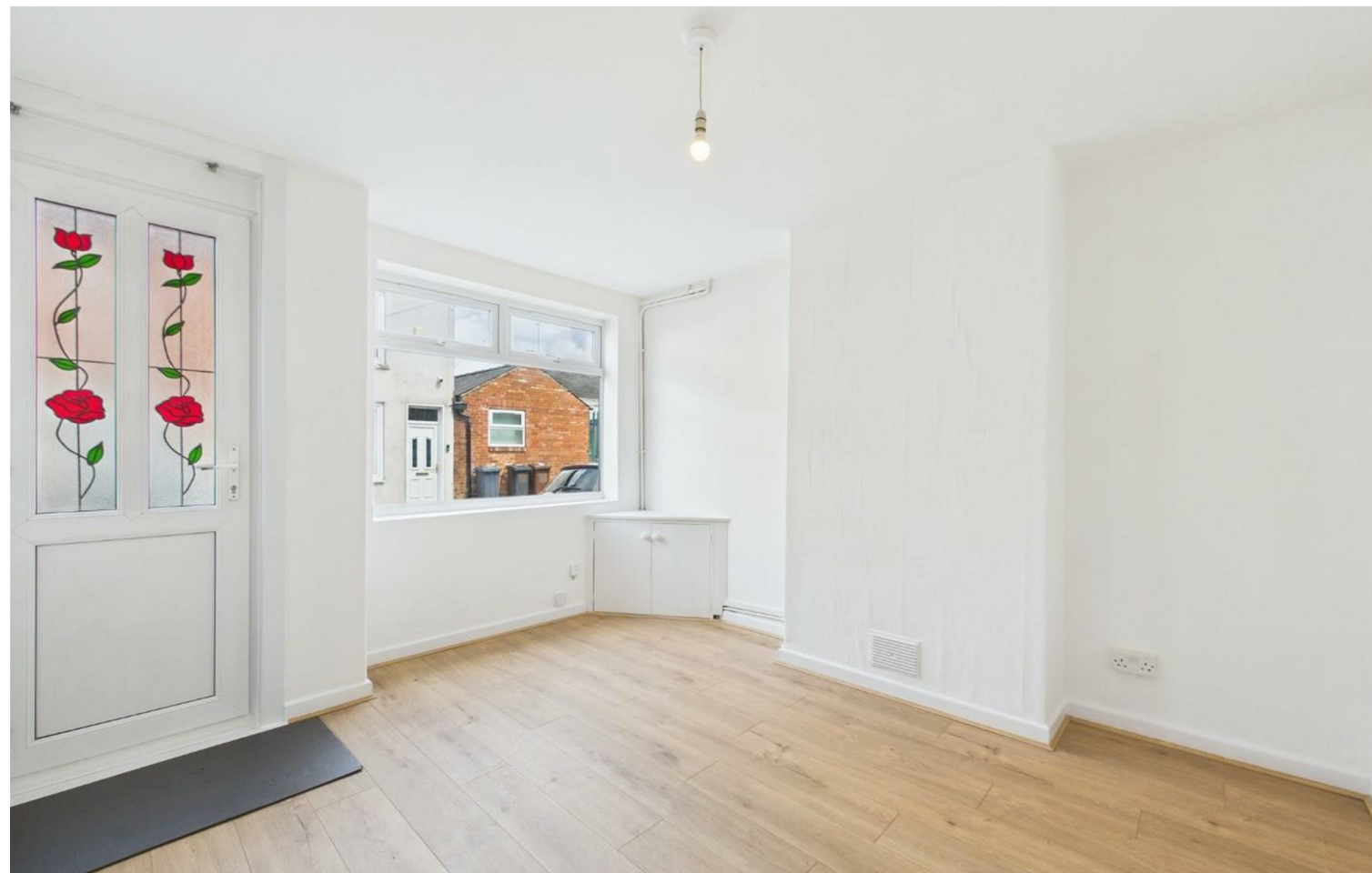
Date Available: 1st August 2025

Deposit: £951

Unfurnished

- Mid-Terraced Home
- Newly Installed Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- On Road Parking
- EPC Rating D / Council Tax Band - A

Two bedroom mid-terraced home within the residential area of Bracebridge in Lincoln. Comprising internally of a living room, newly installed kitchen, ground floor bathroom plus two double bedrooms and a store room to the first floor. Enclosed rear garden to the rear and on road parking to the front.



Two bedroom mid-terraced home within the residential area of Bracebridge in Lincoln. Comprising internally of a living room, newly installed kitchen, ground floor bathroom plus two double bedrooms and a store room to the first floor. Enclosed rear garden to the rear and on road parking to the front.

Unfortunately we cannot accept smokers on this property.
 Pets may be considered on a case by case basis.

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - C
 Council Tax Band - B - North Kesteven

Mobile (based on calls indoors)
 O2 EE Three Vodafone

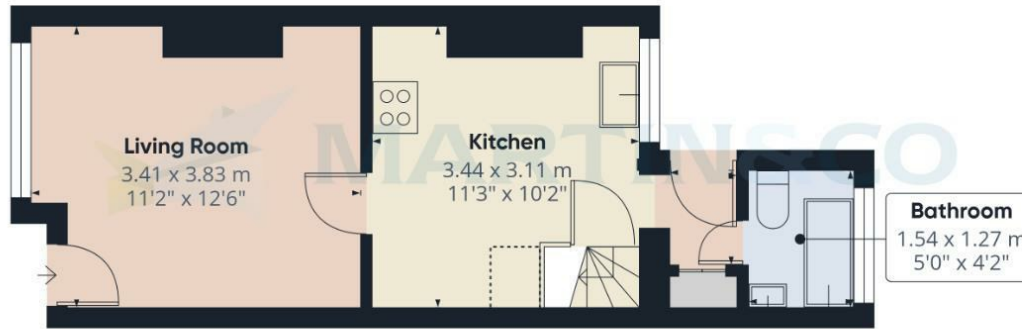
Broadband (estimated speeds)
 Standard 2 mbps
 Superfast 69 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin

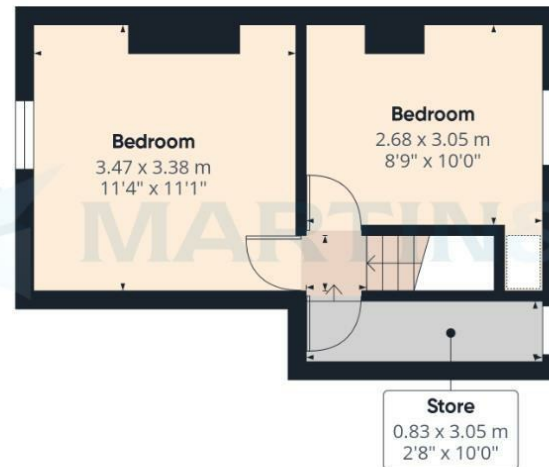


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
48.7 m²
524 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.