



Ripon Close, Bracebridge Heath,
Lincoln

£1,000 PCM


MARTIN&CO

Ripon Close, Bracebridge Heath,
Lincoln

House

3 Bedrooms, 3 Bathroom

£1,000 PCM

Date Available: 1st October 2025

Deposit: £1,153

Unfurnished

- Three Bedroom Property
- Single Garage
- Enclosed Rear Garden
- Kitchen Diner
- Council Tax Band B
- Driveway Parking
- Popular Location
- EPC D

Three bedroom semi-detached family home situated within the ever popular Bracebridge Heath area, close to local amenities including schooling. Comprising of an entrance, lounge, kitchen diner, cloakroom, three bedrooms and a bathroom. Single garage, enclosed rear garden and driveway parking.



Description
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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - North Kesteven District Council
EPC - D

Mobile (based on calls indoors)
O2 Likely
EE Good
Three Likely
Vodafone Likely

Broadband (estimated speeds)
Standard 2 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

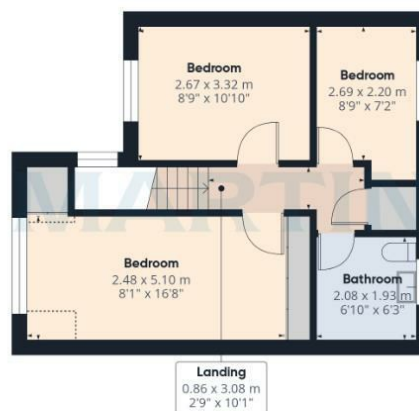


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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Floor 0



Floor 1

Approximate total areath

90 m²
971 ft²

Reduced headroom

1.4 m²
15 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.