



King & Co.

2 AKEMAN DRIVE, BRACEBRIDGE HEATH,
LN4 2TL
£149,950





INFORMATION

Construction type ~ Cavity Wall
Heating Type ~ Gas central heating
Parking ~ Driveway
Tenure ~ Freehold
Council tax band ~ B
EPC rating ~ D64

The property is approached via a gravelled path to the front door leading to;

PORCH

with door leading to;

LOUNGE

16' 0" x 12' 8" (4.88m x 3.88m) With window to front elevation, fitted carpet, radiator and electric fire

KITCHEN

12' 7" x 8' 8" (3.86m x 2.65m) Having a range of base and wall units, stainless steel sink and drainer unit with mixer tap, 4 ring gas hob inset to work surface with electric fan oven below and extractor fan above.

The kitchen further benefits from a built-in cupboard, tiled floor, part tiled wall, window to rear elevation, radiator and patio doors leading to the larger than average rear garden.



stairs from lounge leading to;

FIRST FLOOR LANDING

with fitted carpet

BEDROOM 1

12' 5" x 9' 4" (3.80m x 2.86m) With window to ear elevation, fitted carpet and radiator

BEDROOM 2

12' 9" x 8' 8" (3.90m x 2.65m) With window to front elevation, fitted carpet, radiator and built-in cupboard.

BATHROOM

Having panelled bath with shower over, low suite WC, vanity unit with cupboards below, window to side elevation and laminate flooring.

OUTSIDE

Driveway to the side of the property leads into the larger than average garden. Being mostly laid to lawn with mature shrubs and a garden shed.

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.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout (with mostly timber framed windows). 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.

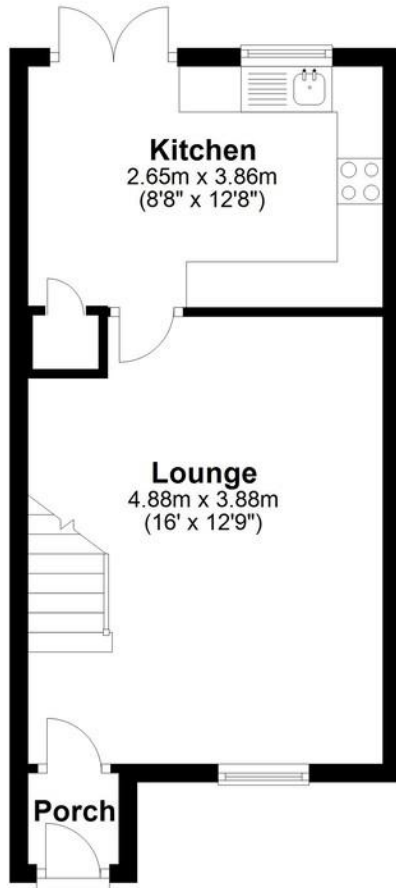
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

The marketing plans shown are for guidance purposes only and are 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



King & Co

ESTATE & LETTING AGENTS

