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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



42 West Street, Bourne, Lincolnshire, PE10 9NX

GUIDE PRICE £135,000 - Freehold

- End Terraced House
- 3 Bedrooms
- In need of Renovation
- Town Centre Location

3 Bedroom End Terrace House which includes
Living Room, Kitchen, Pantry, Conservatory, 3
Bedrooms and Bathroom

No Onward Chain

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Access through south facing front entrance door into:

LIVING ROOM

11' 9" x 20' 8" (3.6m x 6.3m) Maximum measurements. Carpet flooring, wall papered walls, two south facing windows. Blocked up fireplaces at either end of the room with alcove storage and cupboards etc.



KITCHEN

7' 11" x 13' 11" (2.43m x 4.26m) Tile effect vinyl flooring, painted walls with fluorescent striplight. Kitchen sink with north facing window adjacent, built in cupboard and single panel radiator. Rear door leads into conservatory:

PANTRY

7' 10" x 4' 7" (2.4m x 1.4m) Built in shelving and north facing window.



CONSERVATORY

5' 2" x 20' 0" (1.6m x 6.1m) Corrugated Perspex sloping roof with north facing windows and door.

Stairs leading from kitchen to landing.

BEDROOM 1 (NORTH WEST)

8' 6" x 15' 8" (2.6m x 4.8m) Carpeted with neutral décor and north facing UPVC double glazed window. Double panel radiator.

BEDROOM 2 (SOUTH WEST)

11' 9" x 11' 5" (3.6m x 3.5m) Carpeted with neutral décor and south facing window. Double panel radiator.

BEDROOM 3 (SOUTH EAST)

11' 9" x 7' 2" (3.6m x 2.2m) Carpeted with neutral décor, south facing window, double panel radiator and two built in cupboards.

BATHROOM

8' 6" x 4' 11" (2.6m x 1.5m) (maximum). Carpeted with neutral décor and north facing window. Suite includes bath with shower attachment off taps, WC and pedestal wash hand basin. Single panel radiator. Airing cupboard containing Glow Worm Beta com 3 30C boiler.

GARDEN

To the rear of the property is an enclosed garden with lawn and mature shrubs and borders. Within the garden is a brick coal house and also a brick outhouse at the end of the garden.

DESIGNATIONS

The property is listed and is situated within the Conservation Area.

SERVICES

The property is connected to mains water, foul drainage, electric and gas.

LOCATION

From the centre of Bourne, proceed along West Street and the property is located on the right hand (north) side of West Street, approximately 40m before the mini roundabout. The property is highlighted by a Longstaff For Sale Board.

Measurements: Please note that due to the irregular nature of the walls and the shape of the rooms, the measurements provided are approximate.





TENURE

Freehold

COUNCIL TAX BAND

Band C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15274

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		