



2 Blind Lane, Bourne End  
£450,000





## 2 Blind Lane

Bourne End, Bourne End

**\*\*IN NEED OF MODERNISATION WITH NO ONWARD CHAIN\*\***

Three bedroom semi detached house in a popular, convenient location close to town centre. The property has been in the same family from new and is in need of a complete renovation with ample scope for extending with the relevant permissions to the side and rear. Central heating has never been installed. Three bedrooms, bathroom with separate W.C, two reception rooms, kitchen, utility with W.C, double glazing, gardens, parking for two cars.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- 3 BEDROOMS
- IN NEED OF MODERNISATION
- CLOSE TO TOWN CENTRE
- OFF STREET PARKING FOR 2 CARS
- POTENTIAL TO EXTEND







### **Entrance hall**

Entrance hall, stairs to first floor

### **Sitting room**

Bay window to front, open fireplace, arch leading to dining room

### **Dining room**

Window to rear, cupboard housing water tank

### **Kitchen**

Range of base and eye level units, stainless steel sink, space for cooker and two under unit appliances, window to side

### **Utility room**

Large utility room previously outhouse with additional large storage cupboard and W.C, space for fridge/freezer, doors to patio

### **First floor landing**

Loft access

### **Bedroom 1**

Double bedroom with windows to rear

### **Bedroom 2**

Double bedroom with windows to front

### **Bedroom 3**

Window to front

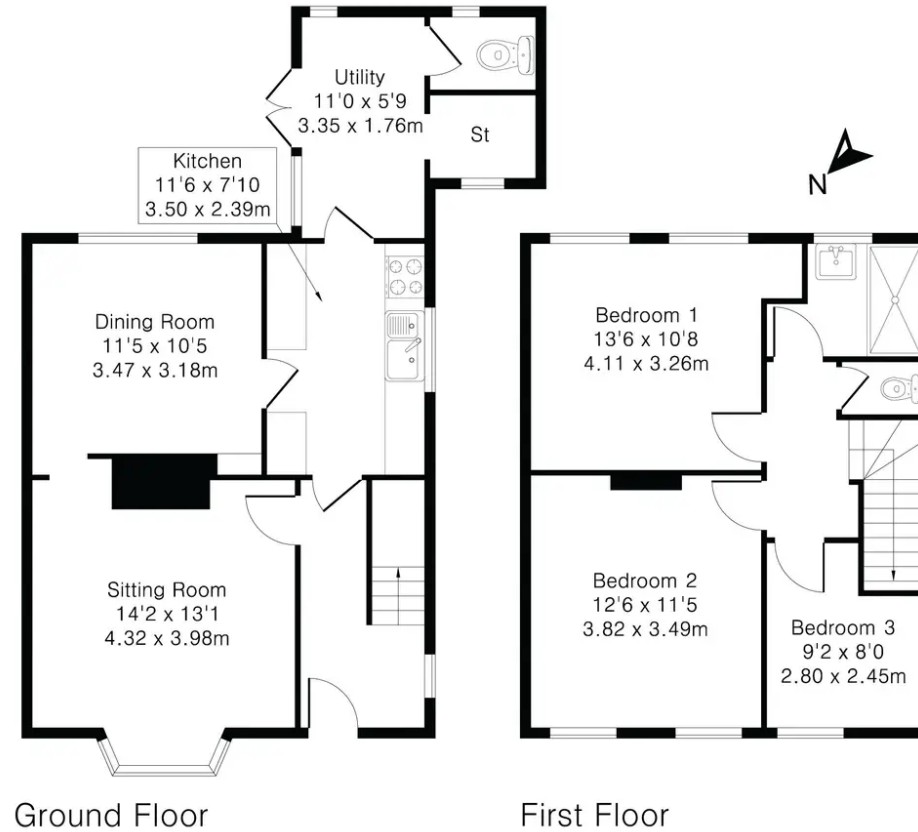
### **Shower room**

Large walk in shower, wash basin, window to rear

### **Separate W.C**



Approximate Gross Internal Area 1060 sq ft – 99 sq m  
Ground Floor Area 591 sq ft – 55 sq m  
First Floor Area 469 sq ft – 44 sq m



**Robertsons**