



9 Groves Close, Bourne End
£550,000



Robertsons

9 Groves Close

Bourne End, Bourne End

A beautifully presented townhouse quietly situated in a no through road, less than a mile from the riverside village centre. Entrance hall, Kitchen/breakfast room, Cloakroom, Sitting room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Garden, Car port and parking. NO CHAIN.

Entrance lobby

Stairs to first floor, radiator, circular window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Hoover oven, fitted five ring Hoover hob with extractor over, built in Neff dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for table, wall mounted Vaillant gas fired central heating boiler, part tiled walls, two radiators, tiled flooring, under stairs storage cupboard, window to rear, door to garden

First floor

Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage

Cloakroom

Low level W.C., wash hand basin with tiled splash back, radiator

Bedroom 3/Dining room

Radiator, window to rear





Sitting room

Portuguese limestone fireplace with fitted electric fire, radiator, window to front

Second floor

Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1

Radiator, range of fitted wardrobes, window to front

Bedroom 2

Radiator, window to rear

Bathroom

Fitted white suite comprising panelled bath with mixer tap and shower over, with further rainfall shower, low level W.C., wash hand basin with mixer tap and storage under, part tiled walls, fitted mirrors, tiled flooring (under floor heating), heated towel rail

Parking/Car port

Two parking spaces (one undercover)

Rear garden

Mainly paved, south/west facing garden enclosed by panelled fencing. The garden extends to 34'.



Approximate Gross Internal Area (Excluding Car Port)

Ground Floor = 18.3 sq m / 197 sq ft

First Floor = 35.2 sq m / 379 sq ft

Second Floor = 33.7 sq m / 363 sq ft

Total = 87.2 sq m / 939 sq ft



CH
2.29 = Ceiling Height



Floor Plan produced for Robertsons by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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