



16 Riverside, Cores End Road, Bourne End

£625,000



Robertsons

16 Riverside, Cores End Road

Bourne End, Buckinghamshire

A spacious and superbly presented semi detached townhouse backing onto the River Wye. Entrance hall, Cloakroom, Kitchen/Breakfast room with bifolding doors to garden, Sitting room, Three bedrooms, Family bathroom, Gas central heating, Double glazing, Gardens, Parking for two cars.

Council Tax band: D

Tenure: Freehold

Entrance hall

Radiator, stairs to first floor, down lighters

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboard under, radiator, tiled flooring, down lighters

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating 'Belfast' sink unit with mixer tap and splashback, fitted four ring hob with extractor over, built in Bosch oven, space for fridge/freezer, built in washing machine, built in dishwasher, central island with seating for two, space for table, radiator, down lighters, bifolding doors to garden, Silestone worktops

First floor

Landing

Airing cupboard housing wall mounted Worcester gas fired central heating boiler and hot water cylinder

Bedroom 2

Radiator, built in wardrobe, two windows to rear





Bedroom 2

Radiator, built in wardrobe, two windows to rear

Sitting room

Radiator, down lighters, window to front

Second floor

Landing

Built in shelved storage cupboard

Bedroom 1

Radiator, built in wardrobe, down lighters, window to front

Bedroom 3

Radiator, down lighters, window to front

Bathroom

White suite comprising panelled bath with mixer tap and separate shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, down lighters, window to rear

Front garden/Parking

There is parking for two cars

Store

With metal up and over door, light and power, meters

Rear garden

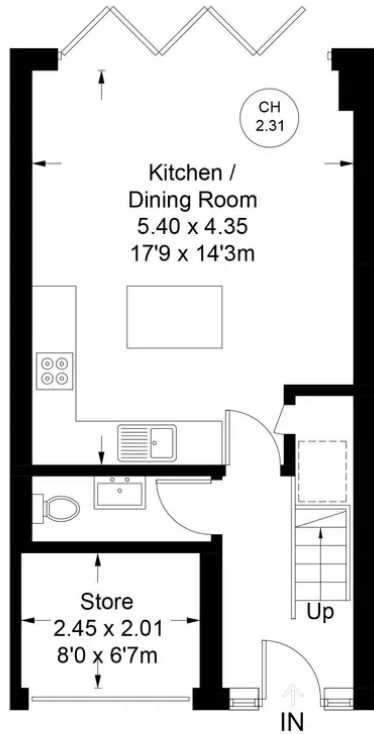
A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. The garden is enclosed by fencing and extends to 37'. The River Wye runs along the bottom of the garden.



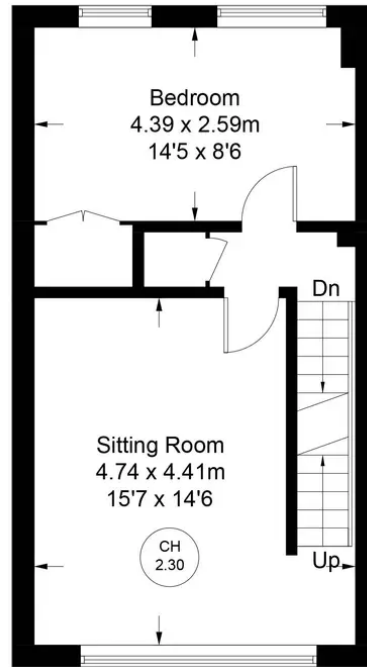
Approximate Gross Internal Area
 Ground Floor = 32.4 sq m / 349 sq ft
 First Floor = 37.2 sq m / 400 sq ft
 Second Floor = 37.9 sq m / 408 sq ft
 Store = 4.5 sq m / 48 sq ft
 Total = 112 sq m / 1205 sq ft



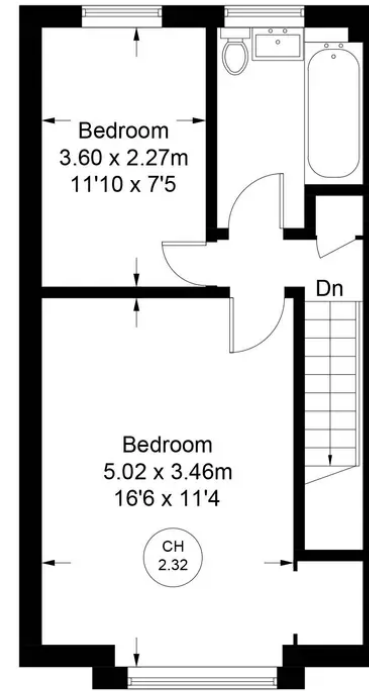
CH 2.31 = Ceiling Height



Ground Floor



First Floor



Second Floor

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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