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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



7 Alexandra Terrace, Bourne, Lincolnshire, PE10 9HJ

£182,000 Freehold

- Close to Bourne Town Centre
- Enclosed Rear Garden
- End Terraced House
- Family Bathroom
- Modern Kitchen

This property is ideally located close to Bourne town centre and all the local amenities. It offers good size accommodation and offers a mixture of charming and modern features.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

uPVC front door to Entrance Hallway: Stairs to first floor landing, radiator.

Dining Room

10' 0" x 13' 2" (3.05m x 4.01m) Working fireplace with recess to each side, attractive exposed wooden floor boards, picture rail, radiator, telephone point, window to front.



Lounge

12' 0" x 16' 5" (3.66m x 5.00m) Attractive exposed wooden floor boards, under stairs storage cupboard, feature fire place with brick surround, wooden mantle and paved hearth, recess to each side of fire place, TV point, window to rear, radiator.



Kitchen

7' 5" x 9' 4" (2.26m x 2.84m) Fitted wall mounted and floor standing grey and white fronted cupboards, including three drawers, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, electric oven, integrated dishwasher, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, ceramic floor tiles, radiator, part glazed uPVC door to outside.



Family Bathroom

7' 4" x 5' 4" (2.24m x 1.63m) Panelled bath with shower over, wash hand basin with mixer tap and vanity cupboards, low level WC with concealed flush, chrome heated ladder towel rail, ceramic floor tiles, access to roof storage space, extractor fan.



Bedroom 1

13' 2" x 9' 11" (4.01m x 3.02m) Built in storage cupboard, inset ceiling spot lights, laminate flooring, TV point, radiator, window to front.



Bedroom 2

8' 0" x 11' 7" (2.44m x 3.53m) Laminate flooring, radiator, window to rear.



Bedroom 3

7' 11" x 8' 9" (2.41m x 2.67m) Laminate flooring, radiator with cover, window to rear. (The current seller uses this as a beauty therapy room)

Garden

This property benefits from a good size rear garden. It has a paved patio with the remainder laid to lawn. There is a gate to one side of the house allowing shared access for the neighbour and sellers to bring bins to the front.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Water and Electric

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3680827

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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