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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



13 Austerby Close, Bourne, Lincolnshire, PE10 9HR

£159,995 Freehold

- Bathroom
- Entrance Hallway, Kitchen
- Fully Enclosed Rear Garden
- Lounge
- Mid Terraced House

Austerby Close is a popular residential location and is within easy walking distance of Bourne town centre and all the local amenities including good primary and senior schools.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed front door to Entrance Hallway:
Radiator with cover, under stairs deep storage cupboard.

Kitchen

8' 11" x 9' 1" (2.72m x 2.77m)

Fitted wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, space and plumbing for automatic washing machine, space for fridge, wooden effect tiled flooring, radiator with cover, wall mounted gas central heating boiler.



Lounge/Diner

12' 3" x 14' 1" (3.73m x 4.29m)

TV point, telephone point, radiator, stairs to first floor, uPVC part glazed door to outside.



Bedroom 1

11' 5" x 9' 1" (3.48m x 2.77m)

Built in wardrobe, TV point, radiator, window to rear.



Bedroom 2

8' 8" x 7' 3" (2.64m x 2.21m)

Radiator, window to front.

Bathroom

Panelled bath with TRITON electric shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator.



Landing

Access to roof storage space, airing cupboard housing hot water tank.

Garden

The rear garden is fully enclosed and benefits from a paved patio with the remainder laid to lawn.

Communal Car Park.

This property benefits from an allocated space in the communal car park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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-3790533

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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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

