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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



21 Holloway Avenue, Bourne , PE10 0DG

**£160,000 Freehold**

- Coach House Apartment
- Entrance Hallway
- Open Plan Lounge/Kitchen
- Two Double Bedrooms
- Family Bathroom

Ideal for first time buyers, investors or anyone looking to downside.

This coach house apartment is being sold with no onward chain and is located in a popular residential location. It offers spacious accommodation and is well presented throughout. Viewing is highly recommended

SPALDING 01775 766766 BOURNE 01778 420406



#### **GROUND FLOOR**

##### **ACCOMMODATION**

Front door opening to small entrance hallway, radiator, stairs to first floor landing.

##### **FIRST FLOOR LANDING**

Radiator, access to roof storage space, boiler cupboard housing new boiler which was fitted 2025 and comes with a five year guarantee. Further deep storage cupboard.

##### **LOUNGE/KITCHEN/DINING ROOM**

15' 10" x 17' 2" (4.83m x 5.23m) This is a lovely light and airy open plan living space.

Lounge Area - Radiator, TV point, telephone point, French Doors opening to Juliette style balcony. Open to:

Kitchen: Fitted wall mounted and floor standing cupboards with complimentary fitted work tops and splash back tiling,





inset one and a quarter bowl stainless steel sink with mixer tap, four ring ceramic hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, centre breakfast bar with further cupboards and drawers under, ceramic floor tiles to Kitchen area only, radiator.

#### **BEDROOM 1**

14' 1" max x 10' 9" (4.29m x 3.28m) Radiator, TV point, window to front.

#### **BEDROOM 2**

10' 8" x 8' 2" (3.25m x 2.49m) Radiator, TV point, window to front.

#### **BATHROOM**

Panelled bath with mixer shower attachment and glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan, electric shaver point.

#### **EXTERNALLY**

This coach house apartment benefits from off road parking and a single 4 garage with an up and over garage door. To one side of the apartment is a small gravelled area ideal for the bins to be stored.

#### **SINGLE GARAGE**

9' 4" x 17' 2" (2.84m x 5.23m) Power and light connected.

#### **AGENTS NOTE**

Unlike similar apartments this property is freehold and benefits from a single garage coupled with spacious accommodation and the addition of a new boiler. Viewing is highly recommended at the earliest opportunity to appreciate everything that the apartment has to offer.

**TENURE** Freehold

**SERVICES** TBC

**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: 17629**

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.

**ADDRESS**

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**CONTACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		