



Bramble Cottage, Bottom Street, Witham-On-The-Hill, Bourne, Lincolnshire, PE10 0JP

Set in a tucked away village location with impressive views over the local stream and fields beyond, this two bedroom semi-detached bungalow is presented to a high standard throughout. Both the breakfast kitchen and spacious shower room are well appointed and the property comes with oil fired central heating.

The accommodation comprises: - Entrance hall, sitting room, breakfast kitchen, utility room, two bedrooms and a shower room.

To the exterior of the property is a good sized lawn garden with ample off street parking and country views over the stream.

Available from 4th April 2020. Deposit of £778. EPC - E. Council Tax Band - C. Sorry No Pets.

£675 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Semi-detached bungalow
- Country views
- Breakfast kitchen
- Ample off street parking
- EPC - E, Council Tax Band - C
- Two bedrooms
- Tucked away village location
- Good sized garden
- Oil fired central heating
- Available 04/04/2020 - Deposit- £778



ACCOMMODATION:

Entrance Hall

Sitting Room
17'9 x 12'3

Breakfast Kitchen
4.52m x 3.35m (14'10 x 11')

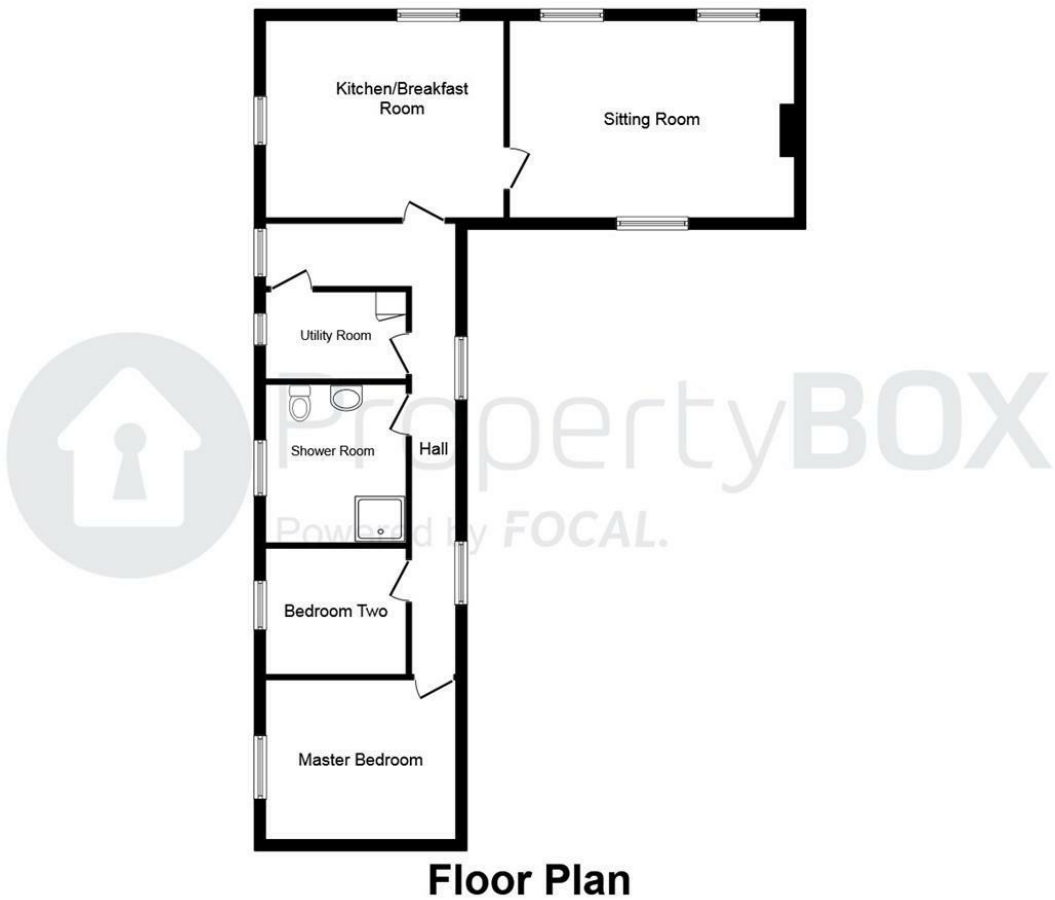
Master Bedroom
3.61m x 3.02m (11'10 x 9'11)

Bedroom Two
2.67m x 2.39m (8'9 x 7'10)

Shower Room
3.00m x 2.67m (9'10 x 8'9)

Utility Room

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.