



**11 The Gables, Bourne, Lincolnshire PE10 0FY**

**£200,000**



**\*\*\*IDEAL INVESTMENT OR FIRST TIME BUYER\*\*\*** Rosedale are pleased to offer this modern three storey town house within easy access to bourne town centre. The property is being sold with no onward chain and has a garage to the rear. The property has three double bedrooms, main with dressing room and ensuite. Family bathroom, kitchen/breakfast, cloakroom and lounge/diner. Outside there is an enclosed rear garden and access to the garage and parking area. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band C.

### ENTRANCE

Composite door to front, stairs to first floor, laminated flooring and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and tiled flooring.

### KITCHEN

16' 0" x 7' 11" (4.88m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, gas hob, fridge freezer space, plumbing and space for washing machine, tiled flooring, radiator and UPVC window to front.

### LOUNGE

14' 6" x 12' 11" (4.42m x 3.94m) (approx.) UPVC French doors to garden, laminated flooring and radiator.

### LANDING

Cupboard, radiator, stairs to first floor and UPVC window to front.

### BEDROOM TWO

12' 11" x 12' 5" (3.94m x 3.78m) (approx.) UPVC window to front and radiator.

### BEDROOM THREE

11' 1" x 6' 3" (3.38m x 1.91m) (approx.) UPVC window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, extractor fan, radiator and part tiled walls.

### HALF LANDING

Radiator.

### BEDROOM ONE

12' 11" x 12' 3" (3.94m x 3.73m) (approx.) Two Velux windows to rear and radiator.

### DRESSING AREA

9' 3" x 4' 11" (2.82m x 1.50m) (approx.)

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, radiator, shaver point, extractor fan and UPVC window to front.

### OUTSIDE

Rear- Laid to lawn, paved patio area, enclosed by fencing and access to single garage.

Front- Path and mature shrubs.

### SINGLE GARAGE

Garage to the rear with up and over door.

### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

