



92 North Street, Bourne, Lincolnshire PE10 9AJ

£124,950



*****PERIOD THREE BEDROOM PROPERTY IN NEED OF FULL MODERNISATION***** Located in Bourne town centre this spacious property is in need of some updating but has a lot of potential. The accommodation offers kitchen, lounge, separate dining room and family bathroom. Please call 01778 420011 to arrange a viewing. EPC energy rating F/ Council Tax Band A.

ENTRANCE HALLWAY

UPVC double glazed window to front aspect, wall mounted electric heating, chequerboard quarry tiled floor.

LOUNGE

13' 9" x 12' 9" (4.19m x 3.89m) (approx.) Feature fireplace with cast iron grate with art deco style tiled inserts. UPVC double glazed window to front aspect, electric points for wall lights.

INNER HALLWAY

Stairs to first floor landing.

DINING ROOM

13' 8" x 14' 4" max (11'11"max) (4.17m x 4.37m) (approx.) Built-in under stairs cupboard, chequerboard quarry tiled floor, window to rear aspect.

KITCHEN

15' 9" x 7' 9" (4.80m x 2.36m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, space for cooker, space for three under unit appliance, wall mounted electric radiator, window to side aspect, part glazed door to garden.

STAIRS TO FIRST FLOOR LANDING

Half landing with UPVC double glazed window to rear aspect, loft access.

BEDROOM ONE

12' 9" x 12' 7" (3.89m x 3.84m) (approx.) Feature fireplace, UPVC double glazed window to front aspect.

BEDROOM TWO

11' 5" x 10' 6" (3.48m x 3.20m) (approx.) UPVC double glazed window to rear aspect, wall mounted electric fireplace.

BEDROOM THREE

9' 7" x 10' 1" (2.92m x 3.07m) (approx.) UPVC double glazed window to front aspect.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with telephone style mixer shower, electric towel rail, radiator.

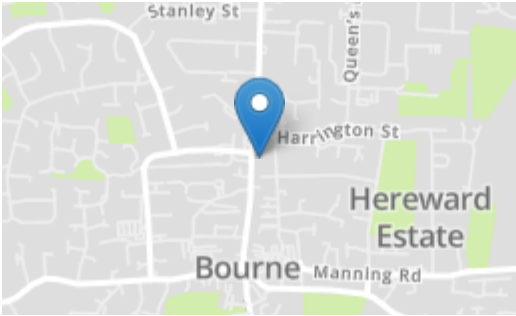
OUTSIDE

The rear garden is enclosed by timber fence, rear access pedestrian access to meadowgate, has a brick built WC.

AGENT NOTE

The property will remain on the market until exchange of contracts with no period of exclusivity.

EPC energy rating F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	