



7 Alexandra Terrace, BOURNE, Lincolnshire PE10 9HJ

£175,000



*****CHARMING VICTORIAN PROPERTY CLOSE TO TOWN CENTRE - NO ONWARD CHAIN***** Rosedale Property Agents are delighted to offer to the market this superb house ideally situated within walking distance of Bourne town centre, local playing fields and schools. This traditional home offers well-proportioned accommodation, including two reception rooms on the ground floor, along with a kitchen and bathroom. Upstairs, there are three generous bedrooms, one with a walk-in wardrobe which provides excellent storage and flexibility. Externally, the property benefits from a low-maintenance courtyard patio area. To fully appreciate everything this character property has to offer, viewings are highly recommended. EPC Energy Rating: D | Council Tax Band: A

ENTRANCE HALL

UPVC door to front, stairs to first floor and radiator.

DINING ROOM

13' 2" x 9' 11" (4.01m x 3.02m) (approx.) UPVC window to front, wood flooring, fireplace and picture rail.

LOUNGE

16' 3" x 12' 0" (4.95m x 3.66m) (approx.) Two UPVC windows to rear, wood flooring, cupboard, brick fireplace and radiator.

KITCHEN

9' 4" x 7' 5" (2.84m x 2.26m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, part tiled walls, fridge freezer space, plumbing and space for washing machine and dishwasher, tiled flooring, radiator and two UPVC windows to side.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail, tiled flooring, extractor fan, radiator, part tiled walls and UPVC windows to rear and side.

LANDING

UPVC window to side.

BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m) (approx.) UPVC window to front, laminate flooring, radiator and walk in wardrobe.

BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m) (approx.) UPVC window to rear, laminate flooring, radiator and fitted wardrobe.

BEDROOM THREE

8' 10" x 7' 11" (2.69m x 2.41m) (approx.) UPVC window to rear, laminate flooring and radiator.

OUTSIDE

The low maintenance rear garden has a concrete patio, lawn area, gated access and enclosed by fencing.

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.

