

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**39A NORTH ROAD, BOURNE
PE10 9AS**

£260,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

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Situated just a short walk from Bourne town centre, this bungalow has been greatly improved by the present Vendor, has a good size lounge, kitchen/breakfast room and master bedroom with en-suite. With an easy to maintain private garden to the rear, this two bedroom bungalow is offered for sale in good decorative order throughout and viewing is highly advised to appreciate its superb location.

Front entrance door opening to

HALLWAY

LOUNGE 16'8 x 11'5 (5.08m x 3.48m)

A good size light and airy room with TV point, radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 14'8 x 14'3 (4.47m x 4.34m)

A recently upgraded kitchen with a range of wall and base units, central island unit, built-in appliances, dining area, radiator, window to rear elevation and door to rear garden.

BEDROOM ONE 11'4 x 9'10 (3.45m x 3.00m)

With radiator, window to front elevation and door to

EN-SUITE

With walk-in double shower cubicle, wash-hand basin, low flush WC, underfloor heating and radiator.

BEDROOM TWO 10'8 x 10'7 (3.25m x 3.23m)

With radiator and window to rear elevation.

BATHROOM

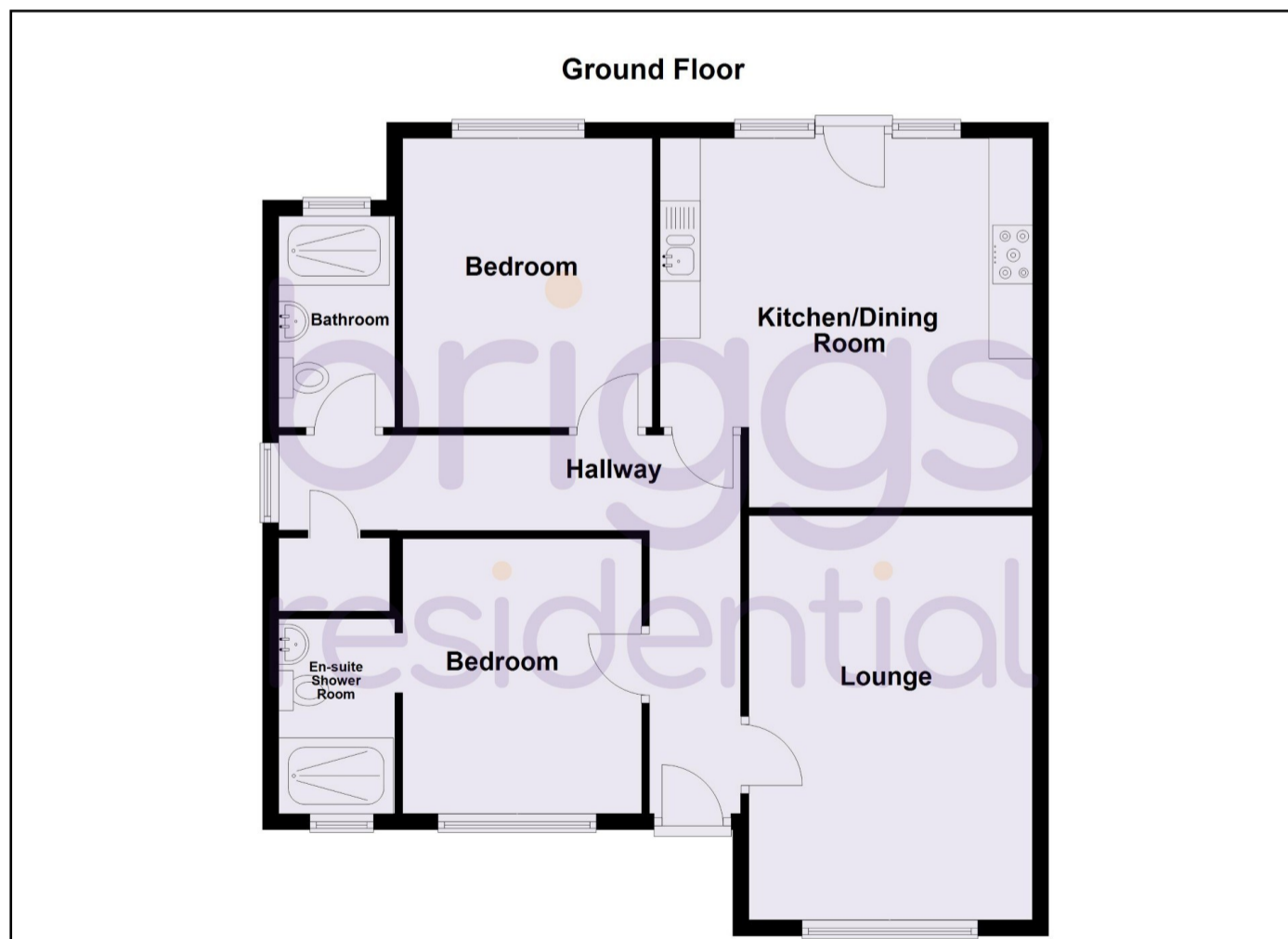
Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, underfloor heating and window to rear elevation.

OUTSIDE

The rear garden has been designed for easy maintenance and has a large timber shed with power and lighting, which is available by separate negotiation and a hot-tub which is also available by separate negotiation if required.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.