



**7 Hopper Road, Bourne PE10 2BD**

**£180,000**



\*\*\*MODERN STARTER HOME \*\*\* Rosedale are delighted to offer this less than two year old property to the market within Bourne Springs. Located within easy access to Bourne town centre and local schools. The property has been well maintained and presents well. This starter home is ready to move in with the kitchen to the front, cloakroom and a lounge/diner to the rear. Upstairs there are two double bedrooms and a family bathroom. The Southerly facing rear garden has been upgraded to include artificial turf, large porcelain tiled patio with seating area and gated side access. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band A.



## ENTRANCE HALL

Door to front, radiator and stairs to first floor.

## CLOAKROOM

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

## KITCHEN

10' 1" x 5' 9" (3.07m x 1.75m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, wall mounted gas boiler and UPVC window to front.

## LOUNGE/DINER

13' 3" x 12' 9" (4.04m x 3.89m) (approx.) UPVC French doors to garden, radiator and cupboard.

## LANDING

## BEDROOM ONE

12' 9" x 8' 1" (3.89m x 2.46m) (approx.) Two UPVC windows to rear and radiator.

## BEDROOM TWO

12' 9" x 9' 4" (3.89m x 2.84m) (approx.) Two UPVC windows to front, cupboard, loft access and radiator.

## BATHROOM

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

## OUTSIDE

Off road parking on the driveway for two vehicles.

The South facing rear garden has porcelain tiled paved patio, artificial turf, seating area, gated side 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.

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.

The owner of this property is a relation to an employee of the Rosedale Group Ltd.

