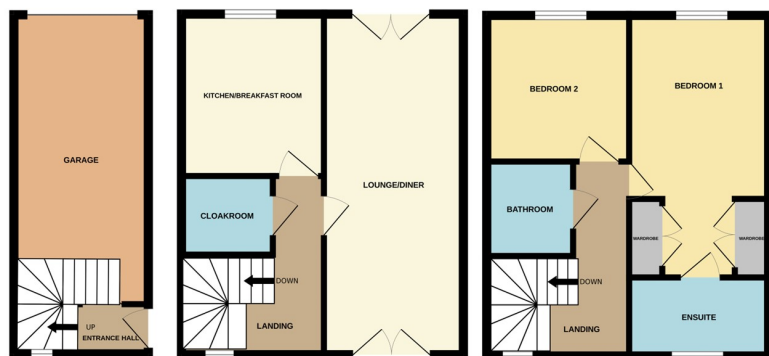




8 The Gables, Bourne, Lincolnshire PE10 0FY

£170,000



*****WELL PRESENTED FIRST TIME BUYERS PROPERTY***** Rosedale are delighted to bring to the market this town house located within easy access to schools and Bourne town centre. The property is being sold with no onward chain and is well maintained throughout. The property is over three floors with the entrance hall and access to the garage on the ground floor, first floor has the family bathroom, dual aspect lounge/diner, and kitchen. The second floor has both bedrooms, main with dressing area and ensuite. The garage access is to the rear with the parking space. To the front there is an open plan front lawned area. This property will be very popular so booking a viewing is highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

Door to front, stairs to first floor, door to garage and window to side.

LANDING

Radiator and stairs to second floor.

LOUNGE/DINER

21' 10" x 8' 11" (6.65m x 2.72m) (approx.) Juliet balcony to front and rear and two double radiators.

KITCHEN

10' 5" x 9' 2" (3.17m x 2.79m) (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, washing machine and dishwasher, tiled flooring, radiator and UPVC window to rear.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator, 1/2 tiled walls and extractor fan.

LANDING

UPVC window to front, cupboard and radiator.

BEDROOM ONE

16' 8" x 8' 10" (5.08m x 2.69m) (approx.) UPVC window to rear, dressing area, radiator and two built in wardrobes.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, shaver point, radiator, extractor fan and UPVC window to front.

BEDROOM TWO

9' 4" x 9' 1" (2.84m x 2.77m) (approx.) UPVC window to rear, radiator and loft access.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, extractor fan, downlighting and radiator.

OUTSIDE

To the rear there is allocated parking leading to single garage. The front garden is open plan mainly laid to lawn with mature hedging, leading to the front door.

GARAGE

Single garage to the rear.

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.

