



Rosedale
PROPERTY AGENTS

'Making your move easier'



5 Elm Terrace, Bourne, Lincolnshire PE10 9AR

£195,000



*****VICTORIAN BAY-FRONTED CHARACTER PROPERTY***** Rosedale Property Agents is delighted to offer this charming Victorian home, tucked away in a private cul-de-sac close to Bourne town centre and both senior schools. This property exudes a warm and inviting atmosphere, making it ideal for a single occupant or a couple. The accommodation comprises a generously sized lounge, a separate dining room, a re-fitted kitchen, utility area and WC. Upstairs, there are two double bedrooms, the principal bedroom featuring full-height wardrobes, alongside a family bathroom. Externally, the property benefits from an enclosed rear garden and off-street parking to the front. EPC: Currently unavailable | Council Tax: Band B.

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ENTRANCE - LOUNGE

15' 7" x 14' 5" (4.75m x 4.39m) (approx.) UPVC door to front, double radiator, electric fireplace and UPVC bay window to front.

DINING AREA

15' 7" x 11' 7" (4.75m x 3.53m) (approx.) Stairs to first floor, Victorian fireplace and UPVC window to rear.

KITCHEN

19' 8" x 7' 7" (5.99m x 2.31m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, breakfast bar, fridge freezer space, integrated dishwasher, tiled flooring, double radiator, half glazed door to side and UPVC window to side.

UTILITY

7' 11" x 5' 9" (2.41m x 1.75m) (approx.) Plumbing and space for washing machine, tiled flooring, radiator and UPVC window to rear.

BEDROOM ONE

15' 7" x 11' 11" (4.75m x 3.63m) (approx.) UPVC window to rear, Victorian fireplace and fitted wardrobes.

BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, 1/2 panelled walls, boiler cupboard, radiator and UPVC window to rear.

OUTSIDE

The rear garden is laid to lawn with paved patio, shed, mature shrubs 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.

