



48 Newbury Crescent, Bourne PE10 0JZ

£250,000



*** THREE BEDROOM TOWNHOUSE WITH GARAGE, ENSUITE AND DRESSING AREA *** Rosedale Property Agents are delighted to offer for sale this well presented, modern three bedroom townhouse in the popular development of Elsea Park. Internally, the accommodation on offer comprises a ground floor with an entrance hallway, generous lounge, kitchen / breakfast room and downstairs cloakroom. The first floor has two good sized bedrooms, a family bathroom and stairs leading to the Master suite on the top floor. The main bedroom is a very substantial size with a walk in dressing area and ensuite shower room. Outside is a private rear garden with just a bungalow behind and the front offers off road parking and a single garage. The property is offered for sale with NO CHAIN and so viewings are highly recommended. EPC Energy Rating C / Council Tax Band C.

ENTRANCE HALL

Door to hall, radiator, tiled floor and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and pedestal wash hand basin, radiator, tiled flooring and UPVC double glazed window to side.

KITCHEN / BREAKFAST ROOM

16' 0" x 7' 11" (max) 6' 2" (min) (4.88m x 2.41m) (approx.) Fitted with a range of base, drawer and eye level units with work surfaces over, 1.5 stainless steel sink and drainer unit with mixer tap. Space and plumbing for a washing machine and dishwasher, additional spaces for extra appliances including fridge/freezer. Four ring gas hob, built in single electric oven and extractor fan. UPVC double glazed window to front aspect, tiled floor and radiator.

LOUNGE

15' 3" x 12' 11" (4.65m x 3.94m) (approx.) UOVC double glazed French doors to garden, two radiators and TV point.

FIRST FLOOR LANDING

Stairs to second floor, airing cupboard, radiator and UPVC double glazed window to front and side.

BEDROOM 2

12' 9" x 12' 1" (3.89m x 3.68m) (approx.) UPVC double glazed window to rear aspect, storage cupboard and radiator.

BEDROOM 3

11' 2" x 6' 2" (3.40m x 1.88m) (approx.) UPVC double glazed window to front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and bath with shower attachment. Radiator and extractor fan.

SECOND FLOOR LANDING

UPVC double glazed window to side aspect and radiator.

BEDROOM 1

12' 9" x 12' 3" (3.89m x 3.73m) (approx.) Two Velux window to rear aspect, radiator and TV point.

DRESSING AREA

7' 5" x 5' 1" (2.26m x 1.55m) (approx.) Built-in wardrobes with mirror sliding doors.

ENSUITE

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle with electric shower. UPVC double glazed window to front aspect and shaver point.

OUTSIDE

The front of the property is open plan with a driveway providing off road parking to side leading to the single garage.

The enclosed, private rear garden is mainly laid to lawn with a paved patio area, shrub borders, side access and a personnel door into the garage.

GARAGE

Single garage with up and over door, power and light.

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.

