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2 Abbots Close, Bourne PE10 9JS

£210,000 - Freehold

Property Summary

Abbots Close is a popular residential location on the south side of Bourne. It is a short walk to a National supermarket and the local bus stops at the end of Drummond Road. Viewing is highly recommended as this is a very well presented bungalow and will sell quickly.

Features

- Semi Detached Bungalow
- Entrance Hallway
- Modern Kitchen
- Lounge/Diner
- Two Bedrooms
- Shower Room
- Conservatory
- Single Garage & Off Road Parking
- Fully Enclosed Rear Garden
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation
uPVC part glazed front door to Entrance Hallway: Telephone point, radiator, access to roof storage space, built in storage cupboard.

Kitchen
7' 4" x 12' 5" (2.24m x 3.78m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine which is included in the sale, space for fridge/freezer, radiator.

Lounge/Diner
12' 4" x 12' 8" (3.76m x 3.86m) Electric fire, timber surround polished stone back plate and hearth, TV point, radiator, bay window to front.

Bedroom 1
8' 9" x 14' 4" (2.67m x 4.37m) Radiator, window to rear.

Bedroom 2
5' 10" x 10' 10" (1.78m x 3.30m) Radiator, French doors opening to Conservatory.

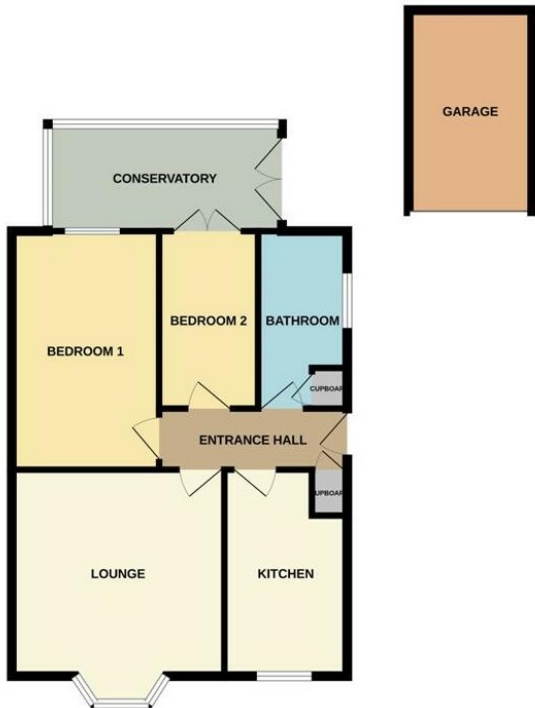
Conservatory
8' 0" x 13' 2" (2.44m x 4.01m) Constructed dwarf brick walls with dark wood effect uPVC units over, polycarbonate sloped roof, radiator, one wall light point, Door opening to outside.

Shower Room
Double width shower cubicle with glass sliding door, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, radiator, electric shaver point, wall mounted electric heater, airing cupboard housing hot water tank and shelving, extractor fan.

Externally

Garden
The front of this bungalow is open plan and laid to an attractive block paved front garden. The block paving continues to one side of the bungalow and leads to a detached single garage and provides off road parking for several cars. A side gate gains access to the fully enclosed rear garden. The rear garden benefits from a paved patio area with the remainder laid to a neat lawn. included in the sale is a timber storage shed.

Garage
9' 0" x 16' 5" (2.74m x 5.00m) Up and over garage door, power and light connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC