

'Making your move easier'



32 George Street, Bourne, Lincolnshire PE10 9HE

£180,000

т: 01778 420011





***CENTRAL LOCATION *** Rosedale are delighted to offer this semi detached property to the market, located within easy access to local schools and Bourne town centre. The property has three bedrooms and a toilet upstairs. Entrance hall, extended lounge diner, kitchen, bathroom and conservatory. The front has a brick blocked paved driveway, with gated side access to the family size rear garden. This property offers space and convenience. To fully appreciate this home viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

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ENTRANCE HALL

UPVC door to front and stairs to first floor.

LOUNGE/DINER

21' 11" x 16' 2" (6.68m x 4.93m) (approx.) UPVC window to front and rear, two radiators, fireplace, laminated flooring and cupboard containing boiler.

KITCHEN

9' 9" x 7' 4" (2.97m x 2.24m) (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, fridge freezer space, integrated dishwasher, UPVC window to side and half glazed door to conservatory.

CONSERVATORY

10' 1" x 8' 7" (3.07m x 2.62m) (approx.) Lean to style, plumbing and space for washing machine, tumble dryer space, laminated flooring, radiator and UPVC doors to garden.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand Not to scale and is meant as a guide only. basin and bath with electric shower over, part tiled walls, radiator and UPVC window to side.

LANDING

UPVC window to side.

BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.95m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM TWO

8' 10" x 8' 3" (2.69m x 2.51m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

8' 11" x 7' 9" (2.72m x 2.36m) (approx.) UPVC window to rear and radiator.

TOILET

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

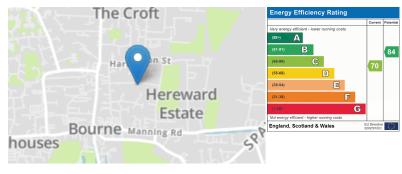
OUTSIDE

To the front there is a driveway with off road parking for two cars.

The rear garden is laid to lawn with paved patio, has gated side access and is 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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011