

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



110 Beech Avenue, BOURNE, Lincolnshire PE10 9RB

£250,000 - Freehold

Property Summary

This bungalow is being sold with no onward chain. It offers spacious accommodation however it would benefit from modernisation. Viewing is highly recommended at the earliest opportunity to appreciate the opportunities this property has to offer.

Features

- Detached Bungalow
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Wet Room
- No Chain
- Modernisation required



Room Descriptions

Ground Floor

Accommodation

Part glazed door to Entrance Hallway: Radiator, access to roof storage space, airing cupboard housing hot water tank and shelving, wall mounted thermostatic heating control.

Lounge

13' 0" x 13' 5" (3.96m x 4.09m) Radiator, TV point, telephone point, gas fire with timber surround tiled back plate and hearth.

Kitchen/Diner

8' 7" x 13' 0" (2.62m x 3.96m) Wall mounted and floor standing cupboards, fitted worktops and splash back tiling, inset sink with mixer tap, separate draining board, space for cooker, space and plumbing under worktop for automatic washing machine, space for fridge and freezer, telephone point, wall mounted gas central heating boiler, part glazed door to Conservatory.

Conservatory

7' 6" x 11' 5" (2.29m x 3.48m) Dwarf brick walls with single glazed units over, sloped roof, radiator, part glazed door to outside.

Bedroom 1

10' 1" x 11' 8" (3.07m x 3.56m) Radiator, window to front.

Bedroom 2

10' 2" x 12' 1" (3.10m x 3.68m) Radiator, window to front.

Externally

Wet Room

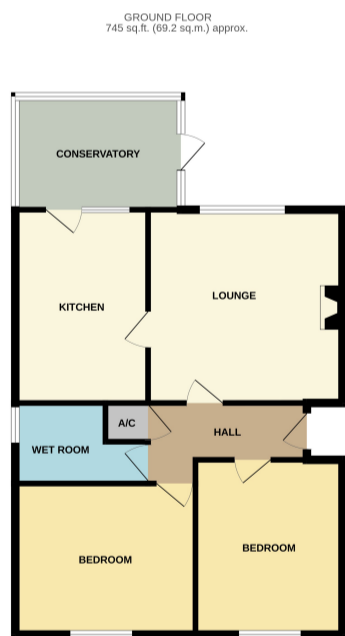
Wall mounted shower, splash back tiling, non slip flooring, pedestal wash hand basin, low level WC radiator.

Garden

The front garden benefits from a low level hedge to the front boundary. the remainder of the front garden is laid to gravel for easy maintenance.

A driveway at the side of the bungalow provides off road parking for several cars and leads to a detached single garage.

The rear garden is accessed via a timber gate. The rear garden benefits from a crazy paved patio, lawn and well stocked mature borders.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of all figures contained here, measurements of size, location, content and other items are approximate and not responsible. There is no other intention or representation. This plan is for illustrative purposes only and should be used in conjunction with the property brochure. The services, systems and appliances shown here are not intended to be a guarantee as to their quantity or efficiency and for given model specifications only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	