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Eckfords



22 Coggles Causeway, Bourne, Lincolnshire PE10 9LL

£170,000 - Freehold

Property Summary

Older end terraced house situated in a popular residential location close to local amenities.

Features

- End Terraced House
- Two Reception Rooms
- Kitchen
- Bathroom
- Two Double Bedrooms
- Bedroom 3/Study
- Low Maintenance Rear Garden
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

Front door located at side of property opening to small Entrance hallway: Space for hanging coats, vinyl flooring.

Bathroom

Panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC, complimentary splash back tiling, radiator, ceramic floor tiles, extractor fan.

Kitchen

6' 0" x 9' 11" (1.83m x 3.02m) Fitted wall mounted and floor standing cupboard's complementary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, eye level double electric oven, four ring ceramic hob with fitted cover, space and plumbing under worktop for automatic washing machine and tumble dryer, further spaces under worktop for two fridges and a freezer, vinyl flooring.

Dining Room

11' 0" x 11' 11" (3.35m x 3.63m) Dado rail, three wall light points, wall mounted electric fire, deep built in storage cupboard.

Inner Hallway

Stairs leading to first floor.

Lounge

9' 11" x 10' 11" (3.02m x 3.33m) Timber fire surround, polished stone back plate and hearth, space for electric fire, radiator, picture rail, TV point.

First Floor

Bedroom 1

10' 11" x 11' 11" (3.33m x 3.63m) Fitted bedroom furniture including wardrobes with bed space between, matching bedside units and overbed wall mounted cupboards, to opposite wall further wardrobe, radiator, window to rear, two steps down to Bedroom3/Study.

Bedroom 2

11' 0" x 10' 4" (3.35m x 3.15m) Built in storage cupboard, radiator, window to front.

Bedroom 3/Study

6' 0" x 9' 11" (1.83m x 3.02m) Wall mounted gas central heating boiler, radiator, window to side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC