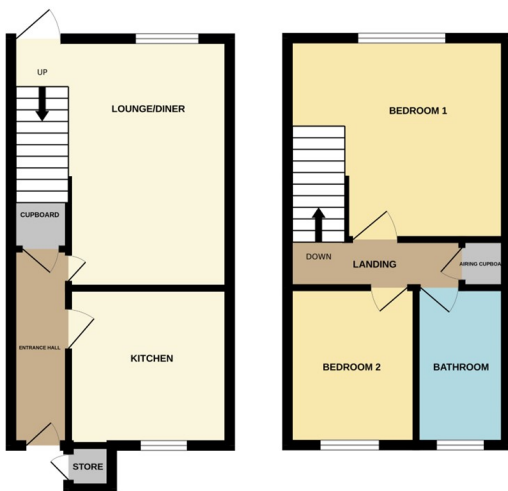




**28 Austerby Close, Bourne, Lincolnshire PE10 9HR**

**£159,000**



\*\*\* MODERN END OF TERRACE PROPERTY CLOSE TO TOWN \*\*\* Situated within striking distance of Bourne town centre, this lovely end terraced house would be an ideal first time buy or investment opportunity for buy-to-let. In good condition and neutral décor throughout, accommodation offers a bright lounge and refitted kitchen to the ground floor. Upstairs to the first floor are two bedrooms and a refitted bathroom. Outside there is gated side access to an enclosed rear garden which is mainly laid to lawn with paved patio and gravelled border, established shrubbery and a shed. Off road parking is in the communal carpark further into the cul-de-sac. EPC energy rating - C / Council Tax band - A

**ENTRANCE HALL**

Radiator and under stairs storage cupboard.

**KITCHEN**

9' 1" x 8' 11" (2.77m x 2.72m) (approx.) Fitted with a range of wall mounted, base and drawer units, fitted work surface, space and point for electric cooker, space and plumbing for washing machine, sink and drainer unit with mixer tap and double glazed window to front.

**LOUNGE**

14' 1" x 9' 6" (4.29m x 2.90m) (approx.) Double glazed window to rear, door to rear, radiator, tv point, stairs to first floor landing.

**FIRST FLOOR LANDING**

Airing cupboard.

**BEDROOM ONE**

11' 4" x 9' 2" (3.45m x 2.79m) (approx.) Double glazed window to rear, radiator and recess.

**BEDROOM TWO**

8' 8" x 7' 2" (2.64m x 2.18m) (approx.) Double glazed window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, extensive tiling, radiator, double glazed window to front.

**OUTSIDE**

There is an open plan garden to the front which is laid to gravel. The enclosed rear garden is laid to patio with various shrubs.

**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.

