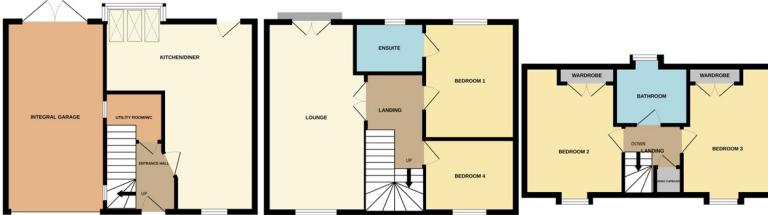



**2 Holloway Avenue, Bourne, Lincolnshire PE10 0DG**
**£240,000**


\*\*\*BEAUTIFULLY PRESENTED FAMILY HOME\*\*\* Rosedale Property Agents are delighted to offer to the market this end-of-terrace townhouse built by Stamford Homes and located within easy access of Bourne town centre, local amenities, and Bourne Grammar School. The property is set over three floors and comprises an entrance hall, utility/cloakroom and a dual-aspect kitchen/diner. The first floor features a dual-aspect lounge with a Juliet balcony, bedroom one with en suite and bedroom four. There are two further bedrooms on the second-floor landing, along with a family bathroom. Outside there is parking to the front, a garage with an electric door to the front and gated access to the rear garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable. Council Tax Band D.

**ENTRANCE HALL**

Half glazed door to front, stairs to first floor, laminate flooring and radiator.

**CLOAKROOM/UTILITY ROOM**

5' 11" x 4' 11" (1.80m x 1.50m) (approx.) Fitted with a range of base units, plumbing and space for washing machine, stainless steel sink unit, upstands, extractor fan, radiator and UPVC window to side.

**KITCHEN/DINER**

20' 1" x 15' 1" (6.12m x 4.60m) narrowing to 8' 8" (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, integrated oven, hob, extractor fan, fridge freezer space, radiator, glass roof, UPVC windows to front and rear and half glazed door to rear.

**LANDING**

Stairs to second floor and radiator.

**LIVING ROOM**

19' 5" x 10' 0" (5.92m x 3.05m) (approx.) UPVC window to front, juliet balcony, electric fire and two radiators.

**BEDROOM ONE**

11' 10" x 9' 1" (3.61m x 2.77m) (approx.) UPVC window to rear and radiator.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, radiator and UPVC window to rear.

**BEDROOM FOUR**

9' 2" x 7' 3" (2.79m x 2.21m) (approx.) UPVC window to front and radiator.

**LANDING**

Loft access and airing cupboard.

**BEDROOM TWO**

13' 3" x 10' 1" (4.04m x 3.07m) (approx.) UPVC window to front, double built in wardrobe and radiator.

**BEDROOM THREE**

13' 3" x 9' 3" (4.04m x 2.82m) (approx.) UPVC window to front and double built in wardrobe.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, part tiled walls, radiator and UPVC window to rear.

**OUTSIDE**

The rear garden is laid to lawn with paved patio and gravel area, gated access to garage, enclosed by fencing and shed.

There is parking to the front of the property.

**SINGLE GARAGE**

Light and power connected and electric roller door to front.

**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.

