



6 Berkeley Drive, BOURNE, Lincolnshire PE10 9TR

£225,000



*****POPULAR LOCATION WITHIN BOURNE***** Rosedale Property Agents are delighted to offer to the market this desirable style home within easy access to Bourne town centre and local shops. The property has a lovely well maintained rear garden and is set back from the road. On entering the house, the hallway has access to the lounge and then through to the kitchen/breakfast whilst upstairs there are three bedrooms and a shower room. The property is in good condition throughout and is ideal for any first time buyer. To fully appreciate this property viewings are highly recommended. EPC currently unavailable/Council Tax Band B

ENTRANCE HALL

UPVC door to front, radiator and stairs to first floor accommodation.

LOUNGE

12' 7" x 12' 2" (3.84m x 3.71m) (approx.) UPVC window to front, laminate flooring and radiator.

KITCHEN BREAKFAST ROOM

9' 6" x 15' 6" (2.90m x 4.72m) (approx.) Fitted with a range of matching base and eye level units, stainless steel sink unit with mixer tap over, wall mounted gas boiler, plumbing for automatic washing machine, space for cooker, space for fridge freezer, UPVC window to rear, half glazed door to side, patio doors to garden and under stairs storage cupboard.

LANDING

UPVC window to side, airing cupboard and loft access.

BEDROOM ONE

9' 3" x 11' 0" (2.82m x 3.35m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

9' 3" x 11' 5" (2.82m x 3.48m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

6' 4" x 8' 2" (1.93m x 2.49m) (approx.) UPVC window to front, radiator and over stairs shelving.

SHOWER ROOM

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

OUTSIDE

The front is laid to lawn with mature shrubs and trees. Driveway offering off road parking.

The rear garden is mainly laid to lawn with paved patio area, side gate access, seating area, enclosed by fencing and two garden sheds.

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.

