



53 North Street, Bourne, Lincolnshire PE10 9AQ

£195,000



*****CHARACTER HOME WITHIN WALKING DISTANCE TO BOURNE TOWN CENTRE - NO ONWARD CHAIN*****
 Rosedale Property Agents are pleased to offer this spacious three bedroom house which is in very good order and is located within the heart of Bourne town centre and all its amenities. The property benefits from a light and airy lounge with bay window and a good size dining room leading through to the kitchen. Upstairs there are three bedrooms and a four piece family bathroom. Outside to the rear there is a small enclosed low maintenance garden with an off road parking space. Viewing is highly recommended. EPC Rating D / Council Tax

ENTRANCE HALLWAY

UPVC door to front, stairs to first floor landing, cupboard, radiator.

LOUNGE

14' 0" x 13' 4" (4.27m x 4.06m) (approx.) UPVC double glazed sash bay window to front aspect, double radiator.

DINING ROOM

12' 4" x 10' 10" (3.76m x 3.30m) (approx.) UPVC double glazed window to rear aspect, radiator.

KITCHEN

9' 8" x 10' 6" (2.95m x 3.20m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, space and plumbing for washing machine, space for fridge, UPVC double glazed window to rear aspect, door to rear garden, radiator, wall mounted boiler.

LANDING

Loft access.

BEDROOM ONE

12' 9" x 12' 5" (3.89m x 3.78m) (approx.) UPVC double glazed sash windows to front aspect, radiator.

BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m) (approx.) UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

6' 0" x 8' 6" (1.83m x 2.59m) (approx.) UPVC double glazed sash window to front aspect, radiator.

BATHROOM

10' 6" x 9' 4" (3.20m x 2.84m) (approx.) Fitted with a four piece suite comprising shower cubicle, bath, low level WC, wash hand basin, double radiator, UPVC double glazed window to front aspect,

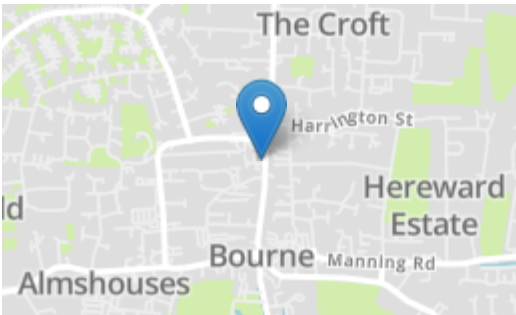
OUTSIDE

Front : Gravel frontage with mature shrubs and footpath leading to the front door.

Rear: There is off road parking, gravel area and canopy to the rear, gated access.

AGENT NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.



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

