13 Wood View, Bourne, Lincolnshire PE10 9NL   £120,000

CENTRAL LOCATION Rosedale Property Agents are delighted to bring to the market this Victorian property which is ideal for first time buyers and investors. Located within easy access to Bourne town centre and both the grammar school and the Academy school, this period property has two double bedrooms, lounge, kitchen, rear lobby/utility area and bathroom. Outside there is a brick built shed and an enclosed rear garden. There is also private parking to the front. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE TO LOUNGE

LOUNGE
10' 7" x 10' 7" (3.23m x 3.23m) (approx.) UPVC window to front aspect, UPVC door to front, laminate flooring and radiator.

INNER LOBBY
Cupboard.

KITCHEN
10' 7" x 10' 6" (3.23m x 3.20m) (approx.) Fitted with a range of matching base and eye level units, fitted worktop, stainless steel sink unit, cooker space, fridge freezer space, plumbing and space for dishwasher, radiator, stairs to first floor and UPVC window to rear aspect.

UTILITY AREA
6' 1" x 5' 9" (1.85m x 1.75m) (approx.) UPVC window to side aspect, plumbing and space for washing machine, part tiled walls and radiator.

REAR LOBBY
Half glazed door to rear.

BATHROOM
Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, shaver point, heated towel rail and UPVC window to rear aspect.

LANDING
Loft access.

BEDROOM ONE
10' 7" x 10' 7" (3.23m x 3.23m) (approx.) UPVC window to rear aspect and radiator.

BEDROOM TWO
10' 7" x 10' 7" (3.23m x 3.23m) (approx.) UPVC window to front aspect and radiator.
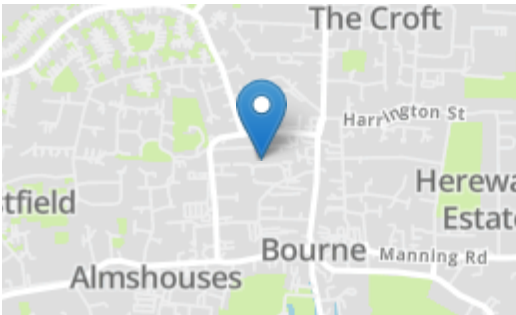
OUTSIDE
Parking to front.

Rear garden- Two lockable out houses with power supply to the larger one, Ideal for storage, enclosed by fencing, laid to lawn and paved patio.

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.

Energy Efficiency Rating