



13 Wood View, Bourne, Lincolnshire PE10 9NL

£130,000



CENTRAL LOCATION Rosedale are delighted to bring to the market this Victorian property 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, UPVC door to front, laminated flooring and radiator.

INNER LOBBY

Cupboard.

KITCHEN

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

UTILITY AREA

6' 1" x 5' 9" (1.85m x 1.75m) (approx.) UPVC window to side, 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.

LANDING

Loft access.

BEDROOM ONE

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

BEDROOM TWO

10' 7" x 10' 7" (3.23m x 3.23m) (approx.) UPVC window to front 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.

