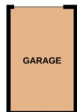




5b Burghley Street, Bourne, Lincolnshire PE10 9NS

£245,000



***CENTRALLY LOCATED WITHIN BOURNE *** Rosedale are delighted to offer to the market this detached bungalow, conveniently located within Bourne town centre. This property would benefit from some updating, however the current owners have recently had replacement Upvc windows and doors fitted and a replacement boiler, approximately 1 yr old. The property benefits from being sold with no onward chain. In brief the bungalow comprises of two bedrooms, a family bathroom, a large lounge/diner, and a kitchen/breakfast room. The outside is mainly tarmac and concrete, with a single garage and a shelter to the rear. There is ample parking available via a double gate. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating – D / Council Tax Band – B.

ENTRANCE HALL

Half glazed door to front, cupboard, radiator and UPVC window to side.

LOUNGE/DINER

17' 10" x 14' 2" (5.44m x 4.32m) (approx.) Two UPVC windows to front, two radiators, artex and coving.

KITCHEN/BREAKFAST

14' 2" x 9' 10" (4.32m x 3.00m) (approx.) Fitted with a range of base and eye level units, sink with mixer tap, part tiled walls, cooker, extractor fan, plumbing and space for washing machine, Fridge freezer space, artex, coving, radiator, wall mounted gas boiler and UPVC window to rear.

INNER HALL

Artex, coving and access to:

BEDROOM ONE

14' 6" x 9' 8" (4.42m x 2.95m) (approx.) UPVC windows to rear and side, wardrobes and radiator.

BEDROOM TWO

10' 6" x 9' 7" (3.20m x 2.92m) (approx.) UPVC windows to front and side, radiator, artex and coving.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, cupboard, tiled flooring, part tiled walls, radiator and UPVC window to rear.

OUTSIDE

The front of the property is mainly tarmac and concrete, enclosed by walling and fencing, there is also a double gated entrance.

There is off road parking for multiple vehicles and a single garage.

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.

