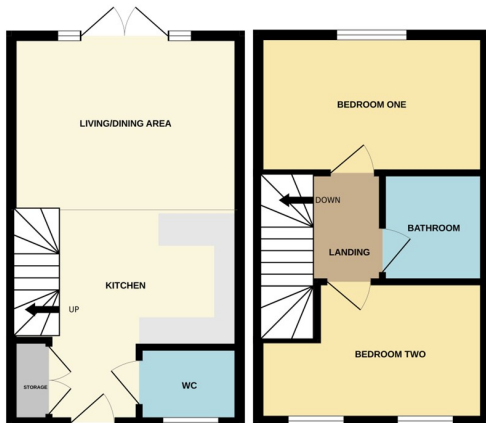




30 Musselburgh Way, Bourne, Lincolnshire PE10 0XY

£185,000



MODERN FIRST TIME BUYERS HOME Rosedale are delighted to offer this modern end of terrace property to the market, located within easy access to local shops and schools. Located on the West side of the popular development of Elsea Park. The property has an entrance hall, with storage cupboard, cloakroom, stairs to first floor, kitchen area leading to the living room with French doors leading out to the rear garden. Upstairs there are two bedrooms and a family bathroom. To the rear of the property there is an allocated parking space with gated access to the garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band A.

ENTRANCE HALL

Half glazed door to front, cupboard with plumbing and space for washing machine and wall mounted gas boiler.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to front.

KITCHEN/LIVING AREA

18' 0" x 13' 0" (5.49m x 3.96m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, fridge freezer space, laminated flooring and UPVC French doors to garden.

LANDING

Loft access and radiator.

BEDROOM ONE

13' 0" x 8' 0" (3.96m x 2.44m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

13' 1" x 7' 8" (3.99m x 2.34m) (approx.) Two UPVC windows to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, extractor fan and radiator.

OUTSIDE

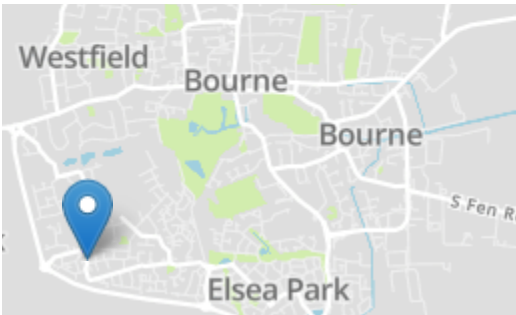
One parking space to the rear.

The rear garden is laid to lawn with enclosed by fencing, large shed and gated rear access.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

