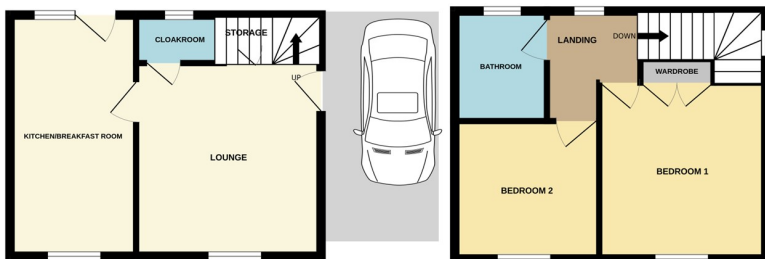




**30 Eastgate, , BOURNE, Lincolnshire PE10 9LB**

**£170,000**



\*\*\*IDEAL FIRST-TIME BUYERS' PROPERTY\*\*\* Rosedale are delighted to offer to the market this modern semi-detached property, located in a popular non-estate location in Bourne. The property is within easy access of Bourne town centre, as well as local schools. It is being sold with no onward chain and comprises two bedrooms, a family bathroom, lounge, cloakroom, and a kitchen/breakfast room. Outside, there is a small paved courtyard garden and a gravel off-road parking space. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C Council Tax Band: A



- ENTRANCE**  
 UPVC part glazed door to side, leading into the lounge.
- LOUNGE**  
 15' 0" x 11' 7" (4.57m x 3.53m) (approx.) Stairs to first floor landing, under stairs storage cupboard, radiator and UPVC double glazed window to front.
- CLOAKROOM**  
 Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring and radiator.
- KITCHEN/DINING ROOM**  
 15' 0" x 7' 10" (4.57m x 2.39m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, tiled splashback, oven, gas hob, extractor fan, plumbing and space for washing machine, tiled flooring, radiator, UPVC windows to front and rear and UPVC door to rear.
- LANDING**  
 Radiator and UPVC window to side.
- BEDROOM ONE**  
 10' 5" x 11' 0" (3.17m x 3.35m) (approx.) UPVC window to front, radiator and built in wardrobe.
- BEDROOM TWO**  
 9' 0" x 8' 6" (2.74m x 2.59m) (approx.) UPVC window to front and radiator.
- BATHROOM**  
 Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, tiled walls, tiled flooring, radiator and UPVC window to rear.
- OUTSIDE**  
 Driveway to side with off road parking.  
  
 Gated access to paved garden.
- 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.

