



19 Merlin Close, Bourne, Lincolnshire PE10 0BZ

£69,750



*****DETACHED COACH HOUSE***** Rosedale are delighted to offer this detached modern coach house for sale within a cul-de-sac location. This small modern development is located close to Tesco's and Lidl supermarkets as well as Bourne Grammar school. The property is well presented and is being sold with no onward chain. There are two double bedrooms, bathroom and an open plan kitchen living space. Downstairs there is a private entrance, parking and a single garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE HALL

Half glazed door to front and stairs to first floor.

OPEN KITCHEN/LIVING SPACE

22' 0" x 17' 2" (6.71m x 5.23m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, fridge freezer space, integrated dishwasher, plumbing and space for washing machine, downlighting, cupboard, two radiators, Velux style window to rear and two UPVC windows to front.

INNER HALL

Loft access.

BEDROOM ONE

17' 2" x 11' 10" (5.23m x 3.61m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

8' 6" x 7' 9" (2.59m x 2.36m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, heated towel rail, shaver point and Velux window to rear.

OUTSIDE

Off road parking and single garage.

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.

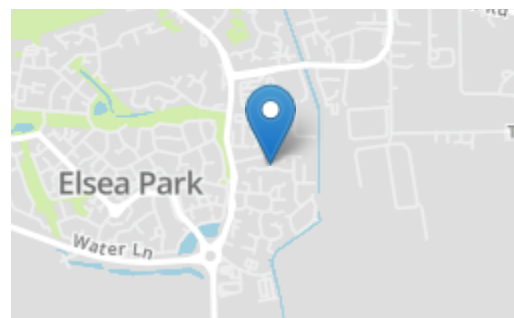
45% Shared Ownership

Full Market Value: £155,000

Monthly Rent: £309.97

Monthly Service Charge: £47.08

107 years left on lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	76

