



10 Holland Close, Bourne, Lincolnshire PE10 9HS

£140,000





IDEAL FIRST TIME BUYERS HOME This popular style of property, has been well maintained and is located within easy access of Bourne town centre and local schools. The property can be found at the end of a cul-desac. There are two bedrooms, family bathroom, entrance hall, lounge and kitchen breakfast. There is a substantial garden and allocated parking. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

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'Making your move easier'

ENTRANCE PORCH

UPVC double glazed door to front. Door to:

LOUNGE

16' 7" x 9' 10" (5.05m x 3.00m) 0m x 0m (0' 0" x 0' 0") Artex and coving, UPVC double glazed French doors to garden, electric storage heater and stairs to first floor accommodation.

KITCHEN

14' 10" x 6' 10" (4.52m x 2.08m) Fitted with a range of base and eye level units, space for cooker, stainless steel sink with mixer tap, tiled splashbacks, breakfast bar, plumbing for automatic washing machine and space for fridge freezer.

LANDING

Artex and coving and loft access.

BEDROOM ONE

11' 0" x 9' 4" (3.35m x 2.84m) UPVC double glazed window to front aspect, electric storage heater and artex and coving.

BEDROOM TWO

UPVC double glazed window to front aspect, electric storage heater and artex and coving.

BATHROOM

Fitted with a matching three piece suite comprising bath with mixer shower over, WC and wash hand basin. Heated towel rail, UPVC double glazed window to side aspect, artex and coving and extractor fan.

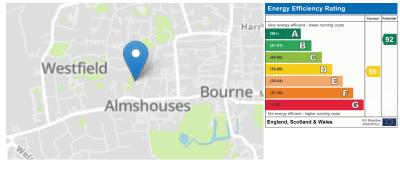
OUTSIDE

The property sits on a corner plot with side gated access. There is a lawn and paved patio area, mature shrubs and trees and a storage cupboard.

AGENT NOTE

The floorplan is for illustrative purposes only. Fixture and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

Rent income PCM - £640.00





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011