



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-de-sac. 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.

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

