



19 Eastgate, Bourne, Lincolnshire PE10 9LB

£140,000



*****SOUGHT AFTER LOCATION WITHIN THE OLDEST PART OF BOURNE***** Rosedale Property Agents are delighted to present this Victorian home to the market with no onward chain. It is well-presented and would suit a first-time buyer, investor or someone looking to downsize. The property features a lounge leading to a light and airy kitchen/living space and there is also a modern downstairs bathroom. Upstairs, there are two bedrooms whilst outside, there is a courtyard garden with a brick-built shed and gated access. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C – Council Tax Band: A

- ENTRANCE**

UPVC door to front.
- LOUNGE**

12' 2" x 11' 10" (3.71m x 3.61m) (approx.)

UPVC window to front and double radiator.
- KITCHEN/DINER**

14' 6" x 12' 1" (4.42m x 3.68m) (approx.)

Fitted with a range of base and eye level units, sink with mixer tap, tiled splashback, gas hob, integrated oven, extractor fan, skylight, plumbing and space for washing machine, tiled flooring, double radiator, door to garden and stairs to first floor landing.
- BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, radiator and UPVC window to side.
- STAIRS TO FIRST FLOOR LANDING**
- BEDROOM ONE**

12' 1" x 11' 11" (3.68m x 3.63m) (approx.)

UPVC window to front and double radiator.
- BEDROOM TWO**

9' 1" x 8' 3" (2.77m x 2.51m) (approx.)

UPVC window to rear, radiator, airing cupboard and storage cupboard.
- OUTSIDE**

Low maintenance courtyard rear garden, brick building with power and light connected.
- 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.

