

Eckords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckords.co.uk
@: www.eckords.co.uk
T: 01778 426215

Eckords



6 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ

£215,000 - Freehold

Property Summary

This property is an ideal purchase for first time buyers or investors. It offers good size accommodation and is exceptionally well presented throughout. Viewing is highly recommended at the earliest opportunity.

Features

- Semi Detached House
- Entrance Hallway, Cloakroom
- Modern Fitted Kitchen
- Lounge/Diner
- Three Bedrooms
- Ensuite Shower Room & Family Bathroom
- Two Allocated Parking Spaces
- No Onward Chain



Room Descriptions

Ground Floor

Accommodation

Front door to Entrance hallway, radiator, inset floor mat, stairs to first floor landing, wall mounted digital heating controller.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, radiator, splash back tiling, ceramic floor tiles.

Kitchen/Diner

8' 8" x 10' 8" (2.64m x 3.25m) Floor standing and wall mounted white fronted cupboards with complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space for larder style fridge/freezer, space and plumbing under worktop for automatic washing machine and space for either dish washer or tumble dryer, grey floor tiles, radiator.

Lounge

16' 0" max x 13' 10" (4.88m x 4.22m) Two radiators, TV point, telephone point, under stairs storage cupboard, French doors opening to rear garden.

First Floor

Landing

Access to roof storage space, built in storage cupboard.

Bedroom 1

9' 2" x 11' 11" (2.79m x 3.63m) TV point, radiator, window to rear.

Ensuite Shower Room

Enclosed shower cubicle with glass concertina door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, grey ceramic floor tiles, radiator, extractor fan.

Bedroom 2

9' 3" x 10' 0" (2.82m x 3.05m) TV point, radiator, window to front.

Bedroom 3

6' 6" x 6' 7" (1.98m x 2.01m) Radiator, window to rear.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, grey tile effect vinyl flooring, radiator, extractor fan.

Externally

Garden

The front garden benefits from an attractive bush to the front boundary with the remainder laid to lawn. The rear garden is fully enclosed and is mostly laid to lawn with a small paved patio area. Included in the sale is a small timber garden shed.

At the rear of the property is a communal parking area and this particular property benefits from two allocated parking spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	