



briggs
residential

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**32 YORK ROAD
BOURNE PE10 0ZF
£220,000**

FREEHOLD



Featuring open-plan living accommodation including a good size lounge which leads through to a dining room which leads through to the kitchen/breakfast room, this prominent three bedroom detached family home has a master bedroom with en-suite and is priced for a quick sale. With a garage to the side and a fully enclosed garden to the rear, viewing of this house is a must, so book your viewing today. Don't miss out!

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OPENING HOURS

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

OPEN-PLAN LIVING ACCOMMODATION 28'8 x 22'10 (8.74m x 6.96m)

A most impressive open-plan room with living area with radiator, window to front elevation and French doors leading onto the rear garden. This room gives open access through to the dining area with radiator and further French doors opening onto the rear garden and this then flows through to the kitchen which has a range of ample wall and base units with built-in appliances, further window to front elevation and breakfast area.

LANDING

With storage cupboard.

BEDROOM ONE 10'5 x 9'8 (3.18m x 2.95m)

With built-in wardrobes, radiator, window to front elevation and door to

EN-SUITE

Comprising shower cubicle, low flush WC, wash-hand basin and window to rear elevation.

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

With radiator and window to front elevation.

BEDROOM THREE 10' x 7' (3.05m x 2.13m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath with shower above, low flush WC, wash-hand basin, wall tiling and window to front elevation.

OUTSIDE

The property has an enclosed rear garden which is mainly laid to lawn with two patio areas, whilst there is a single brick-built garage to the side.

EPC RATING: B

COUNCIL TAX BAND: C (SKDC)

