

'Making your move easier'



43 York Road, Bourne, Lincolnshire PE10 0ZF

£230,000





MODERN SEMI-DETACHED WITH GARAGE Rosedale are delighted to offer to the market this very popular style of modern property. Located in Elsea Park, it provides easy access to local shops, schools, and Bourne town centre. The property is being sold with no onward chain and offers three bedrooms, including a main bedroom with en-suite, as well as a family bathroom upstairs. On the ground floor, there is an entrance hall leading to the lounge, cloakroom, and a kitchen/breakfast room which overlooks the extensive southerly-facing rear garden. The garden also benefits from gated access to the garage and allocated parking. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: B

rosedaleproperties.co.uk

т: 01778 420011



'Making your move easier'

ENTRANCE HALL

Half glazed door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and extractor fan.

LOUNGE

15' 4" x 10' 10" (4.67m x 3.30m) (approx.) UPVC window to front and radiator.

KITCHEN/BREAKFAST

17' 8" x 14' 9" (5.38m x 4.50m) (approx.) (max.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, downlighting, integrated washing machine, UPVC window to rear and UPVC French doors to garden.

LANDING

Cupboard.

BEDROOM ONE

11' 2" x 11' 0" (3.40m x 3.35m) (approx.) UPVC window to rear, radiator and loft access.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, extractor fan and shaver point.

BEDROOM TWO

10' 6" x 9' 6" (3.20m x 2.90m) (approx.) UPVC window to front, radiator and built in wardrobe.

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator, extractor fan and UPVC window to front.

OUTSIDE

The South facing rear garden is laid to lawn with paved patio, enclosed by fencing and gated rear access.

The front of the property has a gravel frontage.

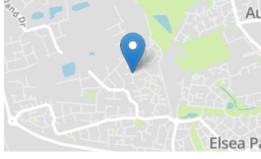
SINGLE GARAGE

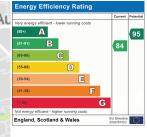
Single garage to the rear with allocated parking.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.







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