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Eckfords



3 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ

£215,000 - Freehold

### Property Summary

Elsa Park is a popular residential housing estate on the South side of Bourne. It is ideally located and within walking distance of Bourne town centre and all the local amenities including excellent primary and senior schools.

### Features

- End Terraced House
- Entrance Hall Way, Cloakroom
- Kitchen/Diner
- Lounge
- Three Bedrooms
- Family Bathroom
- Off Road Parking





## Room Descriptions

### Ground Floor

#### Accommodation

Front door to Entrance hallway: Radiator, digital heating controller, stairs to first floor landing.

#### Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator.

#### Kitchen/Diner

8' 8" x 11' 0" (2.64m x 3.35m) Wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space for fridge freezer, space and plumbing under worktop for automatic washing machine, space for dishwasher, radiator, ceramic floor tiles, radiator, window to front.

#### Lounge

16' 0" max x 13' 6" (4.88m x 4.11m) TV point, radiator, under stairs storage cupboard, French Doors to outside.

### First Floor

#### Bedroom 1

9' 2" x 11' 5" max (2.79m x 3.48m) Radiator, window to rear.

#### Ensuite Shower Room

Enclosed shower cubicle with glass concertina door, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator, extractor fan.

#### Bedroom 2

9' 3" x 9' 11" (2.82m x 3.02m) Radiator, window to front.

#### Bedroom 3

6' 6" x 6' 8" (1.98m x 2.03m) Radiator, window to rear.

#### Bathroom

6' 6" x 6' 10" (1.98m x 2.08m) Panelled bath, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

#### Externally

The rear garden is fully enclosed and mostly laid to lawn. Included in the sale is a timber garden shed.

At the side of the property are two parking spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 