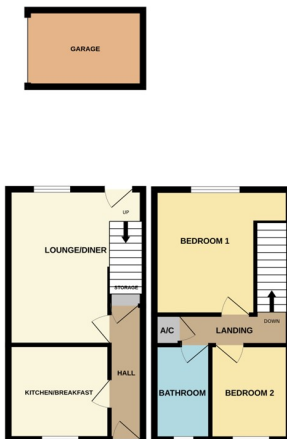




33 Austerby Close, Bourne, Lincolnshire PE10 9HR

£175,000



CENTRAL BOURNE LOCATION Rosedale Property Agents are delighted to present this semi-detached property situated on a corner plot within walking distance of Bourne town centre and local schools. While the home would benefit from some updating it presents well overall and offers excellent potential. The property features a driveway leading to a single garage and a fully enclosed rear garden providing both parking and outdoor space. Sold with no onward chain this property would be ideal for an investor or first-time buyer. Inside there is a kitchen at the front, an entrance hall and a lounge/diner to the rear. Upstairs there are two bedrooms and a family bathroom. Externally the garage and driveway are located to the rear along with the fully enclosed garden. Viewings are highly recommended to fully appreciate the potential this property offers. EPC Energy Rating D. Council Tax Band A.

ENTRANCE HALL

UPVC half glazed door to front, radiator and cupboard.

KITCHEN

9' 1" x 8' 6" (2.77m x 2.59m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, plumbing and space for washing machine, cooker space, fridge freezer space, radiator and UPVC window to front.

LOUNGE

14' 1" x 12' 3" (4.29m x 3.73m) (approx.) UPVC window to rear, radiator, stairs to first floor and UPVC glazed door to garden.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

8' 8" x 7' 2" (2.64m x 2.18m) (approx.) UPVC window to front 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 and UPVC window to front.

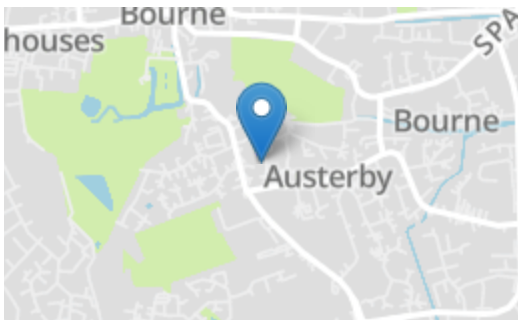
OUTSIDE

Front corner plot, laid to lawn and small fencing.

Driveway to rear, gated access to the garage, paved patio, laid to lawn, enclosed by fencing and rear gated access.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

