



briggs residential

**19 WHERRYS LANE
BOURNE PE10 9HQ
£160,000 LEASEHOLD**



Offering exceptionally large accommodation, this two bedroom, two storey maisonette has a balcony from the living area which enjoys views over Bourne town centre and would make the ideal first home. Entered via a spacious entrance hall, this home has two double bedrooms to the first floor as well as a good size bathroom. On the second floor there is a large 27' x 14' open plan lounge dining kitchen area and further first floor cloakroom. Economical to run with solar panels, this property has a communal storage area ideal for bicycles, and there is also a parking permit for parking just to the rear of the property. With approximately 115 years left on the lease, the maintenance cost of £100 per month includes upkeep of the communal areas and buildings insurance. Viewing is highly advised to appreciate the size of accommodation available and superb location just off Bourne High Street.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Intercom system opening to

COMMUNAL HALLWAY

With stairs to first floor and access to

STORE ROOM 9'3 x 8'2 (2.82m x 2.49m)

Ideal for bicycle storage etc.

ENTRANCE HALL 18'10 x 8'7 (5.74m x 2.62m)

A spacious entrance hall with video intercom system, radiator and stairs to second floor.

BEDROOM ONE 15'6 x 13'4 (4.72m x 4.06m)

With walk in wardrobe, radiator and window to front aspect.

BEDROOM TWO 13' x 8'9 (3.96m x 2.67m)

With walk in wardrobe, radiator and window to rear aspect.

BATHROOM

Comprising panelled bath with shower above, low flush WC, wash hand basin and radiator.

SECOND FLOOR LANDING

CLOAKROOM

Comprising low flush WC, wash hand basin and door to

WALK IN STORE ROOM

With hot water cylinder.

LIVING ROOM 27'3 x 14'2 (8.31m x 4.32m)

A large open plan lounge, diner and kitchen with feature shaped ceiling and French doors from the lounge area opening onto the balcony which enjoys views over Bourne town centre. With radiator, TV point, dining area and large walk in storage cupboard. The kitchen area comprises wall and base units, integrated oven with gas hob and extractor hood above, plumbing for washing machine, wall tiling, fridge space, work surface, wall tiling, skylight window and central heating boiler.

OUTSIDE

There is permit for the car park to the rear of the property.

