



briggs residential

**4 GILPIN CLOSE
BOURNE PE10 0DF
OFFERS OVER £184,000**

FREEHOLD



Ideally situated overlooking a small mature green and offered for sale with no chain, this well maintained modern terraced home is perfect for the first time buyer. Accommodation includes a ground floor cloak-room, a large lounge with French doors opening onto the rear garden and a modern kitchen. To the first floor there are TWO DOUBLE bedrooms and a bathroom. With low maintenance garden and a GARAGE, viewing is highly advised.

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**

Front entrance door opening to

ENTRANCE HALL

With door to kitchen and door to

CLOAKROOM

Comprising low flush WC, wash hand basin and radiator.

LOUNGE DINER 15' x 11'5 (4.57m x 3.48m)

This spacious room has TV point, radiator, French doors opening onto the rear garden and stairs to first floor.

KITCHEN 10'5 x 7'5 (3.18m x 2.26m)

This light and airy kitchen comprises wall and base units, built in oven with electric hob and extractor above; space and plumbing for washing machine, fridge space, work surface, sink unit, tiled floor and window to front aspect

LANDING

Airing cupboard.

BEDROOM ONE 11'6 x 8'1 max (3.50m x 2.46m)

With radiator and window to rear aspect.

BEDROOM TWO 11'6 x 7'9 (3.50m x 2.36m)

With radiator and window to front aspect overlooking the green.

BATHROOM

Comprising panelled bath with shower above and shower screen, pedestal wash hand basin, low flush WC, radiator, wall tiling and extractor fan.

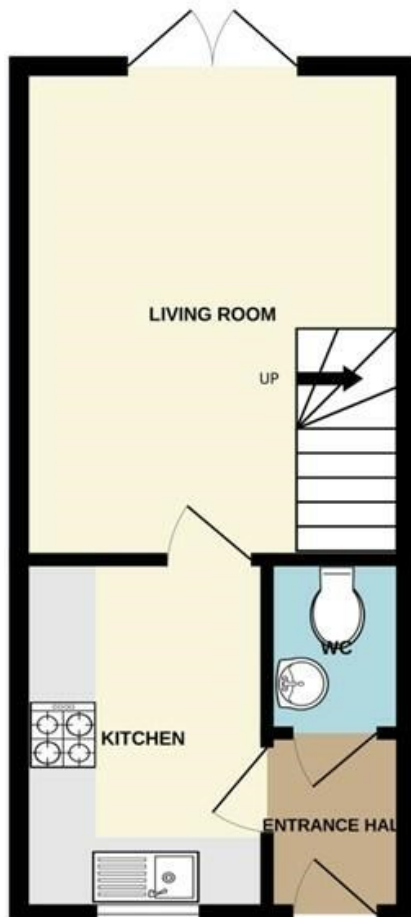
OUTSIDE

There is parking to the side of the property which leads to a single garage with up and over door.

The enclosed rear garden has been designed for easy maintenance

EPC RATING: C COUNCIL TAX: B (SKDC)

GROUND FLOOR



1ST FLOOR

