



3 Aintree Way, Bourne, Lincolnshire PE10 0WG

£99,000



*****AMAZING VALUE FOR MONEY!***** Rosedale Property Agents are delighted to offer to the market this 55% shared ownership property located in the very popular area of Elsea Park in Bourne. This is a fantastic opportunity to own your first home. The property is within walking distance of the local primary school and offers easy access to Bourne town centre and benefits from two double bedrooms and a family bathroom upstairs. Downstairs, there is a cloakroom off the entrance hall, a kitchen and a lounge/diner overlooking the garden. The property also comes with private allocated parking. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating: Currently Unavailable – Council Tax Band: B

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, radiator, part tiled walls and UPVC window to front.

KITCHEN

12' 7" x 7' 8" (3.84m x 2.34m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, radiator and arch to:

LOUNGE/DINER

14' 11" x 14' 8" (4.55m x 4.47m) (approx.) Two UPVC windows to rear, radiator and French doors to garden.

LANDING

Loft access and two cupboards.

BEDROOM ONE

14' 9" x 10' 7" (4.50m x 3.23m) (approx.) Two UPVC windows to rear, radiator and cupboard.

BEDROOM TWO

14' 8" x 8' 6" (4.47m x 2.59m) (approx.) Two UPVC windows 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, extractor fan, shaver point and radiator.

OUTSIDE

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

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.

100% Value - £180,000.

Information obtained by the owners:

Lease remaining - 99 Years from 15/04/2013.

This property has a total monthly rent and service charge of £232.89

