



36 Burghley Street, Bourne, Lincolnshire PE10 9NS

£155,000



CENTRAL BOURNE LOCATION Rosedale are delighted to offer to the market this traditional Victorian end terrace, right in the centre of Bourne. The property has three bedrooms, lounge, kitchen, dining room with large storage cupboard off and bathroom. There is access to the rear garden from the side of the property and off road parking to the front. The property has recently become vacant and would make an excellent investment or first time buyers home. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

Stairs to first floor landing, door to lounge.

LOUNGE

13' 10" x 10' 9" (4.22m x 3.28m) (approx.) Feature fireplace, window to front, radiator, under stairs storage cupboard and French doors to dining area.

DINING AREA

13' 0" x 8' 10" (3.96m x 2.69m) (approx.) Double glazed window to rear, radiator and dado rail.

STORAGE CUPBOARD

Wall mounted boiler, plumbing and space for washing machine and double glazed window to rear.

KITCHEN

9' 2" x 5' 11" (2.79m x 1.80m) (approx.) With a range of base and eye level units, tiled splashback, stainless steel sink unit, cooker space, fridge space, part glazed door to rear and UPVC window to rear.

BATHROOM

Fitted with a three piece suite comprising of WC, wash hand basin and bath, wall tiling, radiator and UPVC window to rear.

FIRST FLOOR LANDING

Sealed unit double glazed window to side.

BEDROOM ONE

14' 0" x 10' 11" (4.27m x 3.33m) (approx.) UPVC window to front, radiator and built in cupboard.

BEDROOM TWO

9' 0" x 8' 11" (2.74m x 2.72m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

UPVC window to rear and radiator.

OUTSIDE

The front garden is mainly gravel for off road parking with access to the side leading to the rear with communal right of way.

The rear garden is mainly laid to lawn and partly enclosed by fencing.

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.

The vendor has informed us there is also planning permission for an extension.

