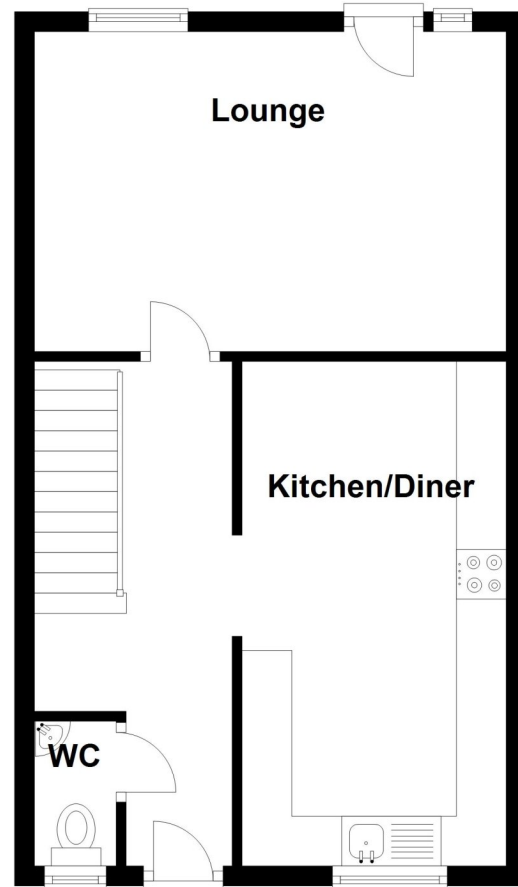


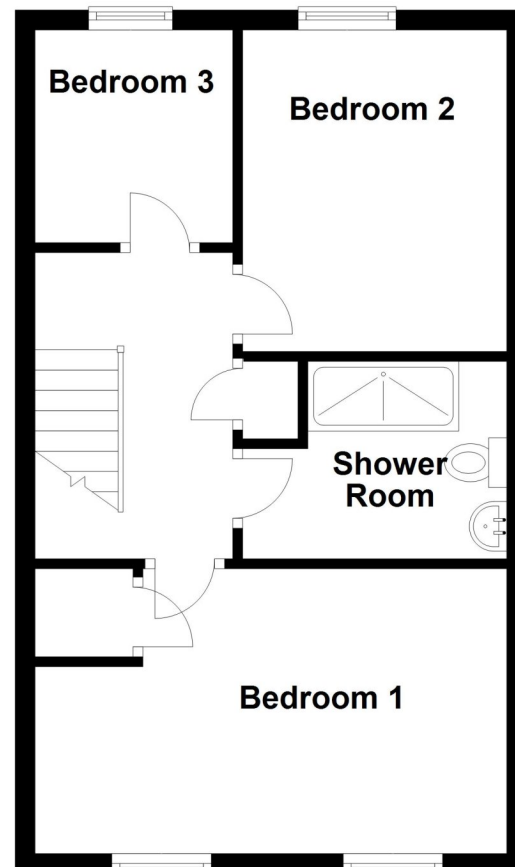
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



10 Elsea Park Way, Bourne, PE10 0QT

O.I.E.O £200,000 Freehold

A superbly presented and much improved three bedroom terraced home located on the popular Elsea Park development that would make an excellent first time buy or great buy to let investment. The property is offered for sale in good condition throughout and benefits from, entrance hall with cloakroom off, replacement kitchen/dining room, lounge, three bedrooms and newly fitted shower room. The property also benefits from a new gas boiler supplying hot water and central heating, upvc double glazed windows and a fully landscaped rear garden. Please call 01778 392807 for more information.

Three Bedroom Terraced House | Located on Popular Elsea Park Development | Internal Viewing Strongly Recommended | EPC Rating C

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



Bedroom One - 15'5" x 10'1" (4.7m x 3.07m) With two upvc double glazed windows overlooking the front, radiator, power points and over stairs storage cupboard

Bedroom Two - 10'11" x 9'2" (3.33m x 2.8m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 7' x 6'3" (2.13m x 1.9m) Upvc double glazed window to the rear, radiator and power points



Shower Room - New fitted suite comprising, walk in shower cubicle with wet boards, low level wc and wash hand basin set in unit with cupboard below, media mirror with wifi, radiator and LVT flooring.

Outside - The rear garden has been fully landscaped with paving and is fully enclosed by fencing with outside power socket.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With laminate flooring, radiator, under stairs storage recess, stairs leading to the first floor and door to.

Downstairs Cloakroom - Low level WC, wash hand basin, upvc double glazed frosted window and radiator.

Kitchen/Dining Room - 16'10" x 8'10" (5.13m x 2.7m) With newly fitted units comprising, single drainer sink unit with cupboard below, excellent range of wall and base units with oak effect worktops, built in oven and hob, space for fitted microwave, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, replacement wall mounted gas boiler supplying hot water and central heating, upvc double glazed window overlooking the front, radiator and tiled flooring.

Lounge - 16'1" x 10'4" (4.9m x 3.15m) With door and windows to the rear garden, radiator, power points, laminate flooring and TV point

First Floor Landing - Access to the loft and built in airing cupboard

