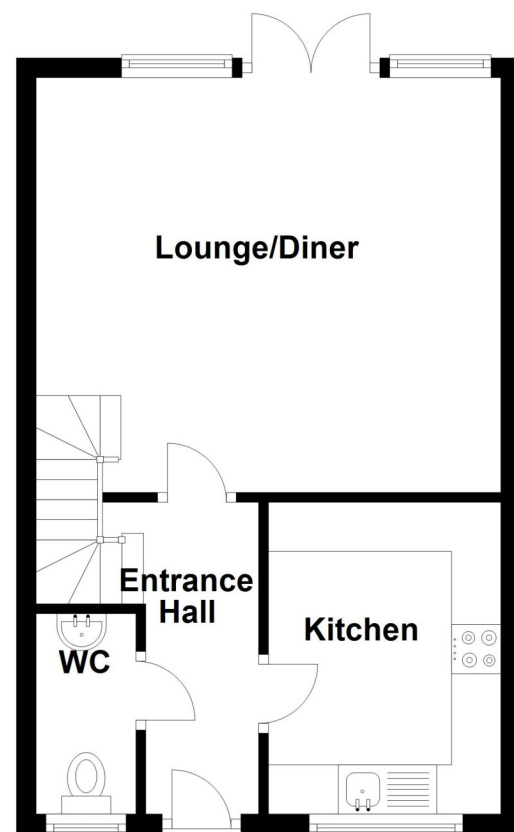


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

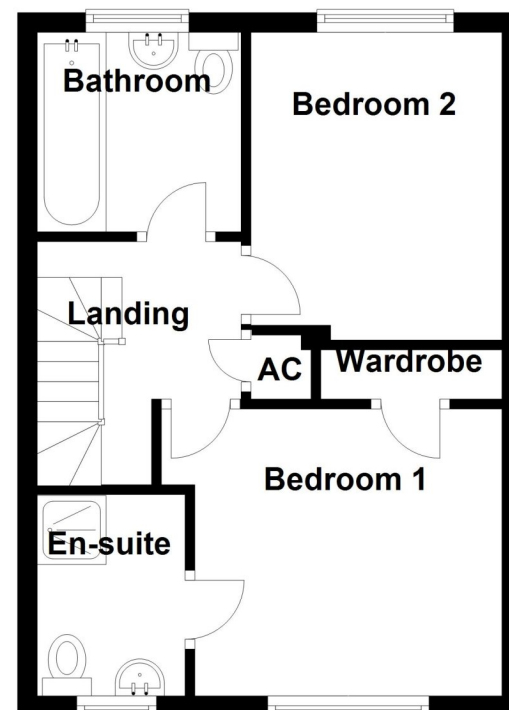
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



7 Goodwood Drive, Bourne, Lincolnshire, PE10 0WN

£200,000 Freehold

We are delighted to offer for sale this modern two bedroom semi detached home with garage and driveway to the side that would make an ideal first time buy or buy to let investment. The property is well presented throughout and benefits from, modern fitted kitchen, downstairs cloakroom, lounge/dining room with French doors onto the rear garden, master bedroom with en-suite plus further bedrooms and family bathroom. Outside there is a garage and driveway to the side and to the rear a fully enclosed garden with personal door to the garage. The property is located on the popular Elsea Park development giving easy access to local supermarkets and the A15 road link to Peterborough with its mainline train station to London/Kings Cross.

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.



En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin and radiator.

Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with shower attachment and glass screen, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a driveway leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is fully enclosed with patio areas plus easy to maintain lawned garden plus personal door to the garage.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, laminate flooring, radiator, power points and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, laminate flooring, radiator and frosted window

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washing machine, integrated fridge freezer, integrated dishwasher, upvc double glazed window to the front and power points.



Lounge/Dining Room - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, laminate flooring, radiator, power points and tv point.

First Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.

Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.

