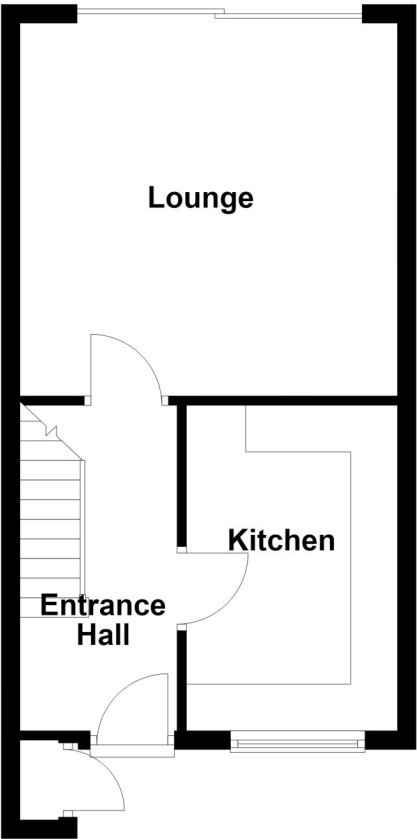


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

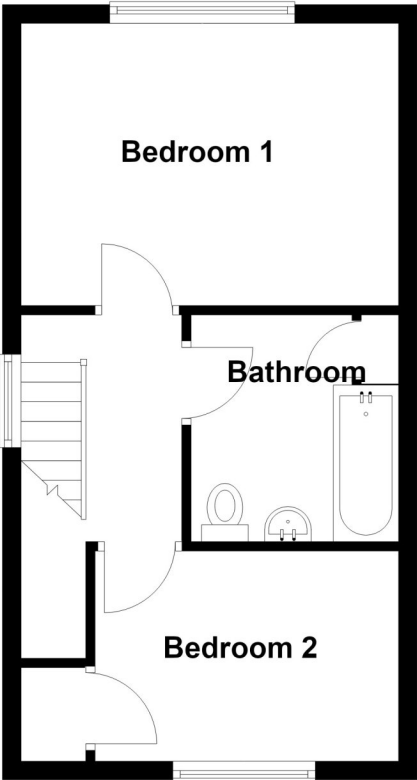
Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Total area: approx. 63.2 sq. metres (680.1 sq. feet)



1 Princes Court, Bourne, Lincolnshire, PE10 9BQ

£70,000 Leasehold

An excellent opportunity to purchase a 50% shared ownership two bedroom home, conveniently located within easy reach of Bourne town centre and its range of amenities. Offered for sale with no onward chain, this property represents an ideal opportunity for first-time buyers looking to get onto the property ladder. The accommodation comprises an entrance hall, a good-sized lounge and a fitted kitchen overlooking the front. To the first floor there are two bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-road parking, whilst to the rear is an enclosed garden, mainly laid to lawn with established shrubs, a patio seating area and timber garden sheds. Offering an affordable route into homeownership in a convenient and established residential location, viewing is highly recommended.

AGENT'S NOTE: The property is offered for sale on a 50% shared ownership basis, with the remaining 50% owned by South Kesteven District Council. The current rent payable on the remaining share is £272 per calendar month.

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See things differently.



Bedroom Two - 10'2" x 7'6" (3.1m x 2.29m) With upvc double glazed window to the front, radiator, power points and over stairs storage cupboard.

Bathroom - With replacement suite comprising panelled bath, low level wc, wash hand basin, built in airing cupboard and radiator.

Outside - To the front of the property is a block-paved driveway providing off-road parking, together with a useful brick-built storage cupboard. A covered entrance porch provides access to the property, with gated side access leading through to the rear garden.

To the rear is an enclosed garden, predominantly laid to lawn with established shrubs and planted borders. A paved seating area provides space for outdoor dining, whilst two timber garden sheds offer useful additional storage.

AGENT'S NOTE: The property is offered for sale on a 50% shared ownership basis, with the remaining 50% owned by South Kesteven District Council. The current rent payable on the remaining share is £272 per calendar month.

LOCAL AUTHORITY

South Kesteven

TENURE

Leasehold

COUNCIL TAX BAND

A

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Kitchen - 10'8" x 7'5" (3.25m x 2.26m) With fitted units comprising, single drainer sink, good range of wall and base units, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating and upvc double glazed window to the front.

Lounge - 13'6" x 13'2" (4.11m x 4.01m) With sliding patio doors onto the rear garden, radiator and power points.

First Floor Landing - With window to the side and door leading to:

Bedroom One - 13'3" x 10'1" (4.04m x 3.07m) With upvc double glazed window to the rear, radiator and power points.

