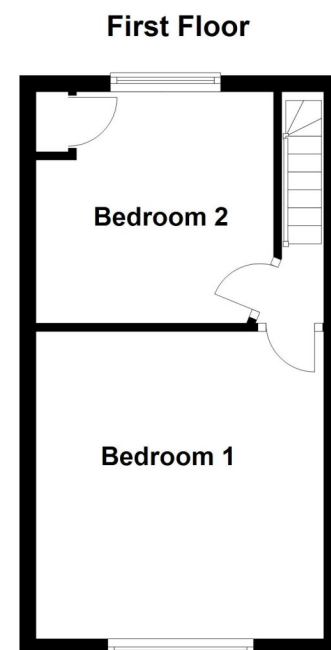
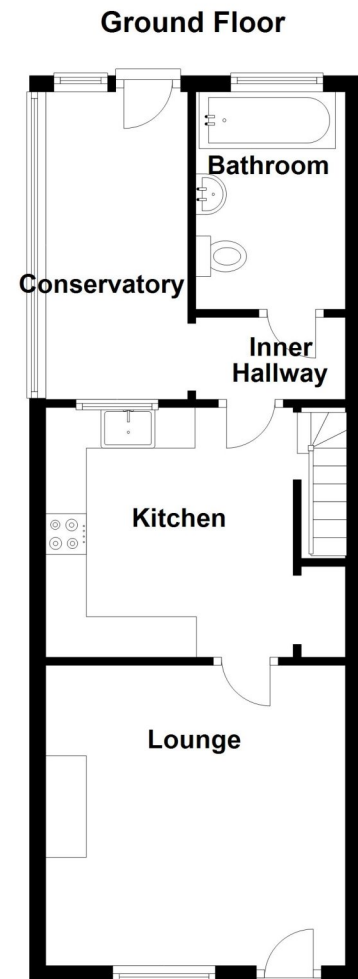


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



86 North Street, Bourne, Lincolnshire, PE10 9AJ

£145,000 Freehold

Offered for sale with NO ONGOING CHAIN this two bedroom character home would make an ideal first time purchase or buy to let investment. The property is located within the town centre and is offered for sale in excellent condition throughout benefiting from, lounge, modern fitted kitchen, conservatory, downstairs bathroom and two generous bedrooms. The property also benefits from gas central heating to radiators and upvc double glazed windows. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
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See things differently.



Bedroom One - 12'5" x 12'6" (3.78m x 3.8m) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 9'11" x 9'2" (3.02m x 2.8m) With upvc double glazed window to the rear, built in cupboard housing gas boiler supplying hot water and central heating, radiator and power points.

Outside - There is a fully enclosed courtyard garden proving a private sitting area with side access. There is also a brick built shed providing useful storage.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Lounge - 12'5" x 12'2" (3.78m x 3.7m) With attractive feature fireplace, upvc double glazed window to the front, radiator, power points and door leading to.

Kitchen - 10'1" x 10' (3.07m x 3.05m) With modern fitted units comprising, single drainer sink with cupboard below, range of fitted base units, space for cooker, space for fridge freezer, under stairs storage, stairs leading to the first floor, upvc double glazed window to the rear and door leading to.

Rear Hall - With door leading to the bathroom and archway to.

Conservatory - 12'9" x 5'1" (3.89m x 1.55m) With upvc double glazed windows and door onto the rear garden and radiator.

Bathroom - Fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

First Floor Landing - With door leading to,

